

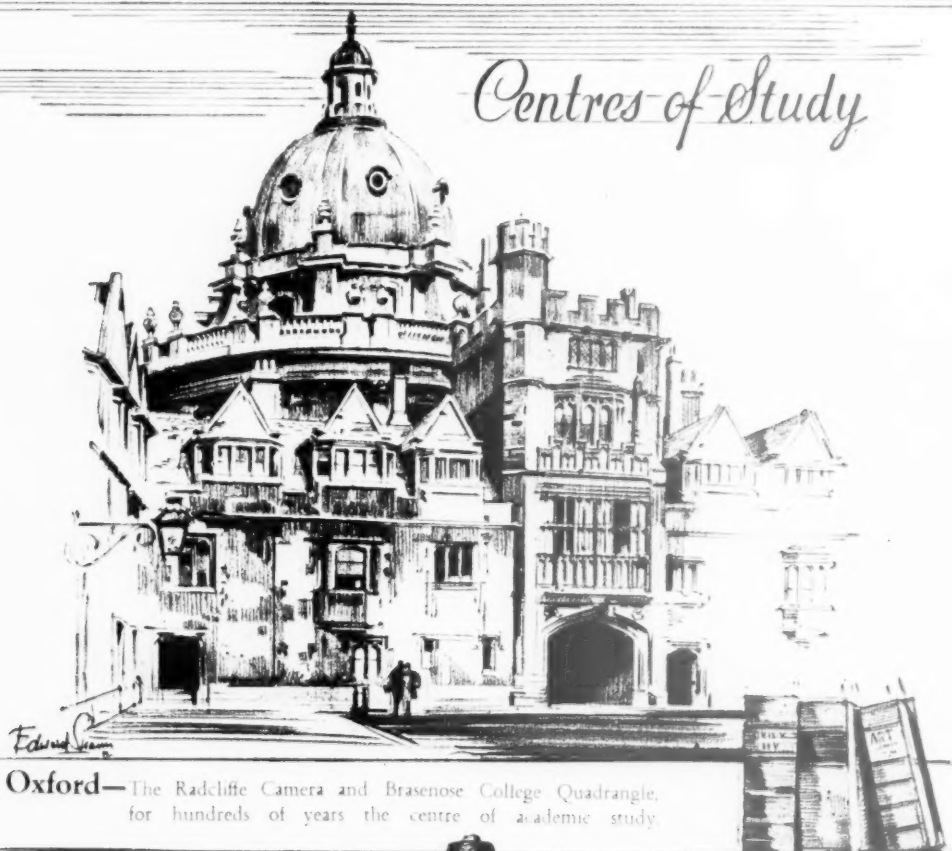
THE
ARCHITECT
& BUILDING NEWS

IN THIS ISSUE

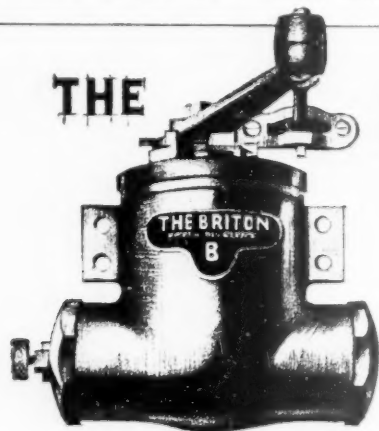
- FLATS AT HARROW
- THE HOLLIES, FRIERN BARNET
- ORCHARD COURT, SOUTHGATE

AUGUST 21, 1952 · VOL. 202 · NO. 4366 · ONE SHILLING WEEKLY

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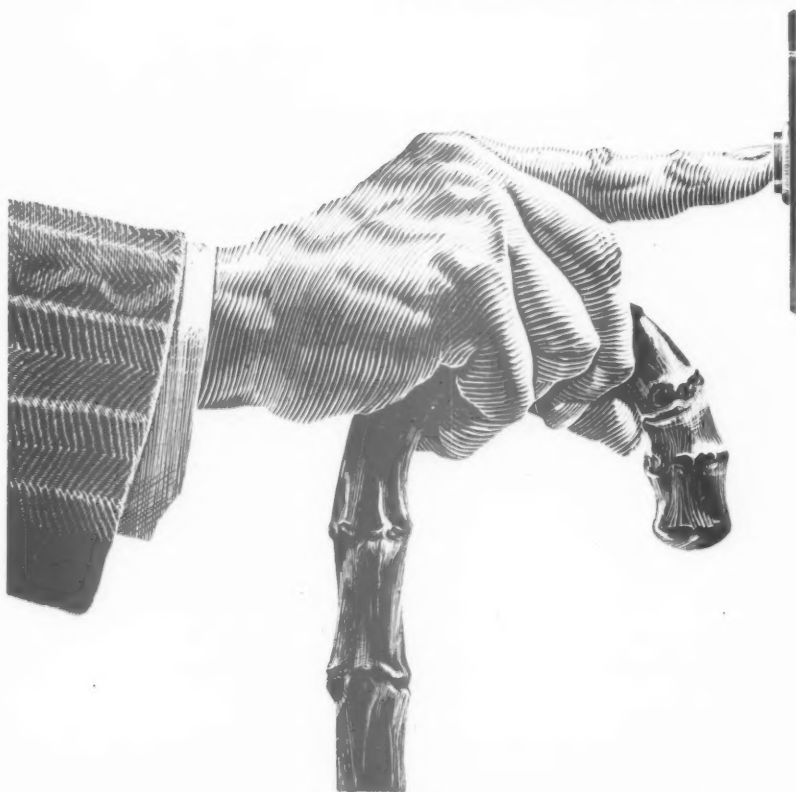
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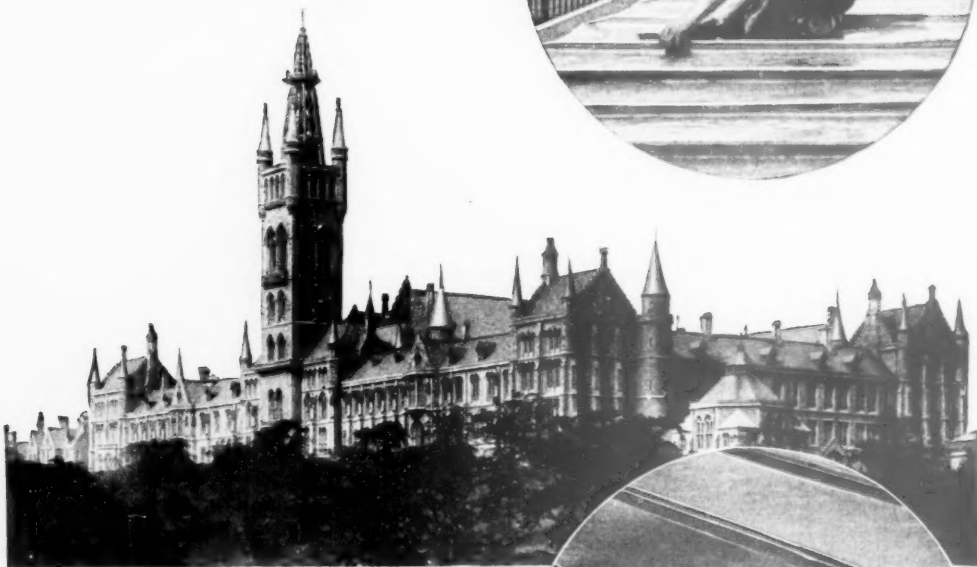


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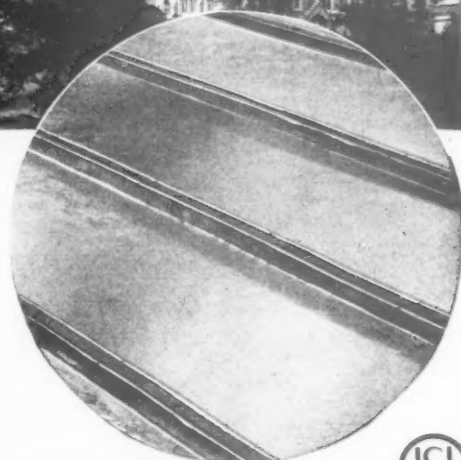
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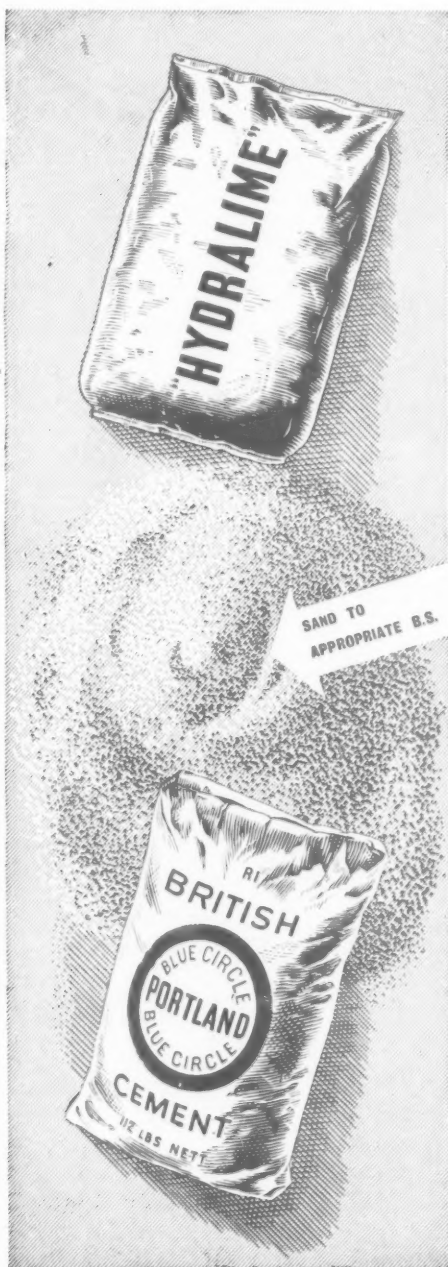
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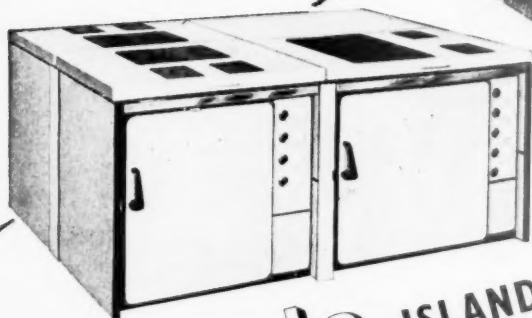
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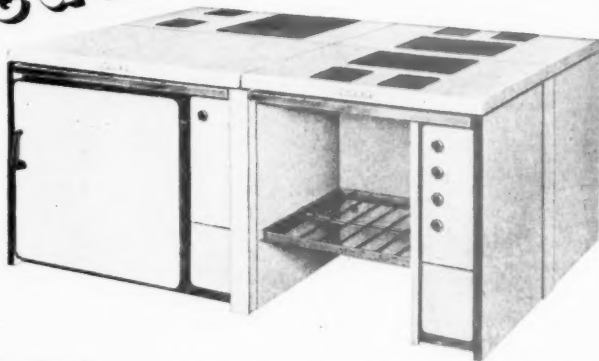


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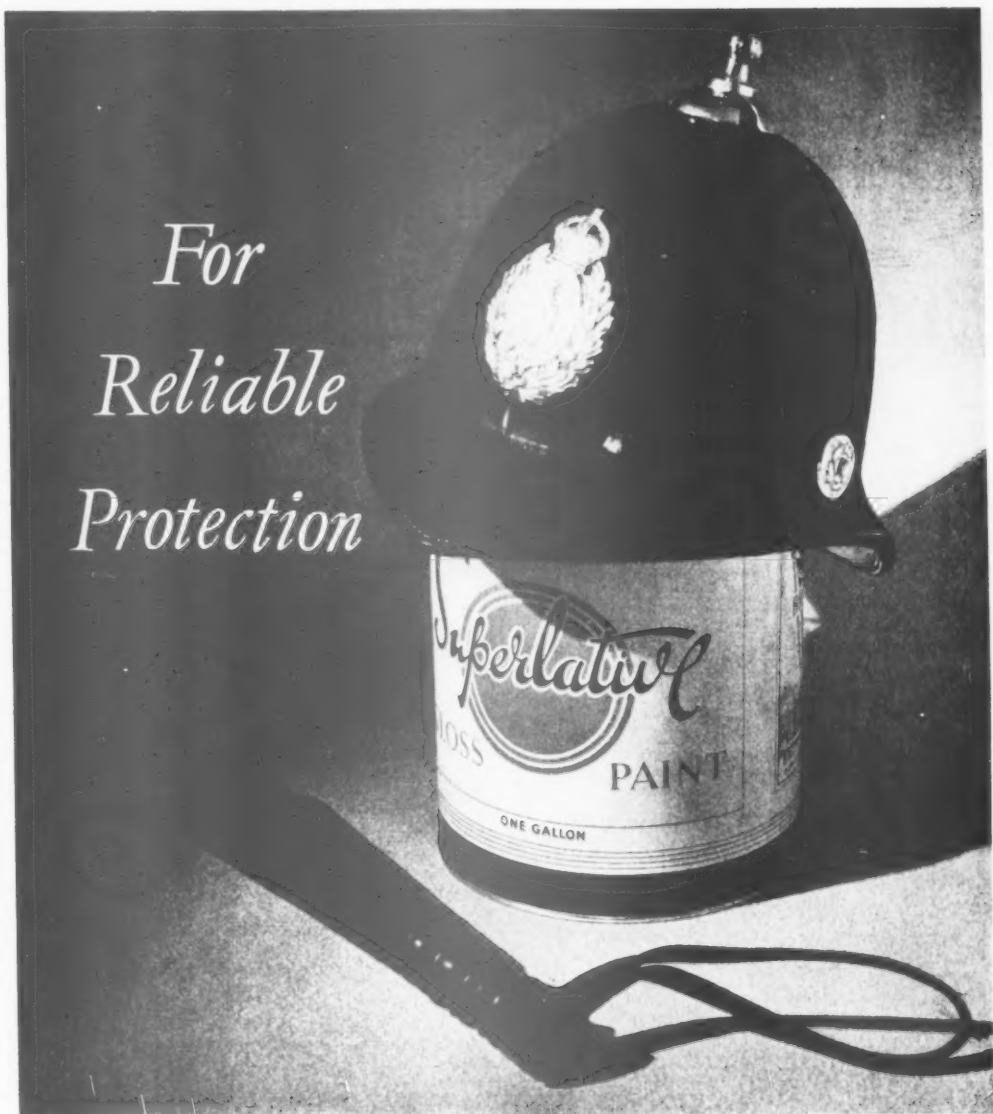
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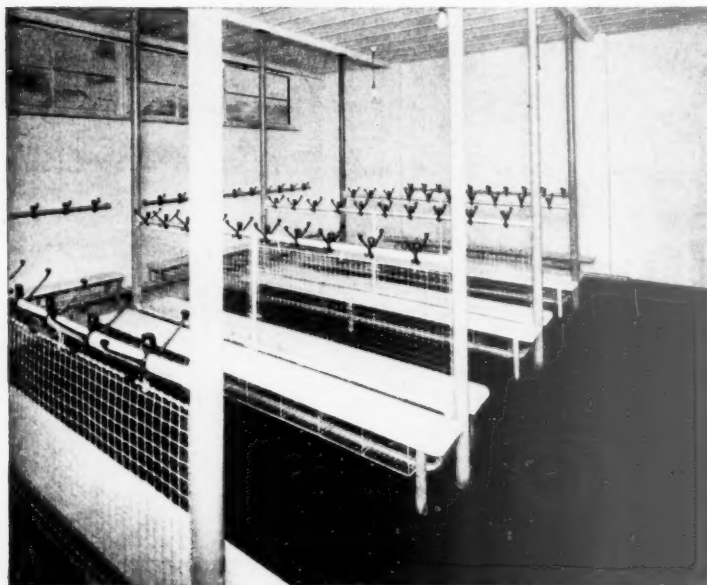
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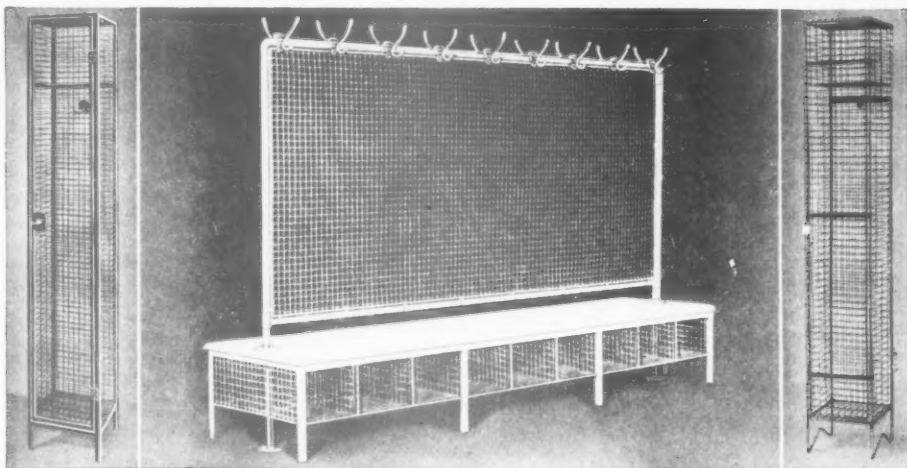
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We cannot rely on the weather

Last winter, thanks to the good fortune of mild weather, the co-operation of consumers, and the special efforts of British Electricity, there were practically no power cuts. We cannot, unfortunately, rely on mild weather again. British Electricity are once more making special efforts to ensure that the maximum generating capacity will be available in the coming winter, and Industry is asked to take heed *now*: to ensure that the most effective and efficient use of power is being made at all times. **We must all avoid waste. Then we can hope for a 'cut-free' winter.**

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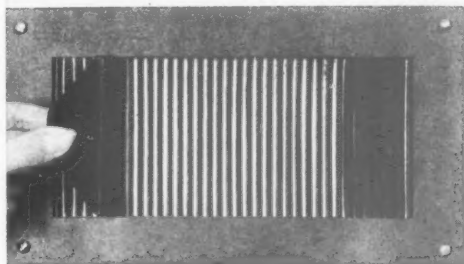
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(Illustrated in this issue)

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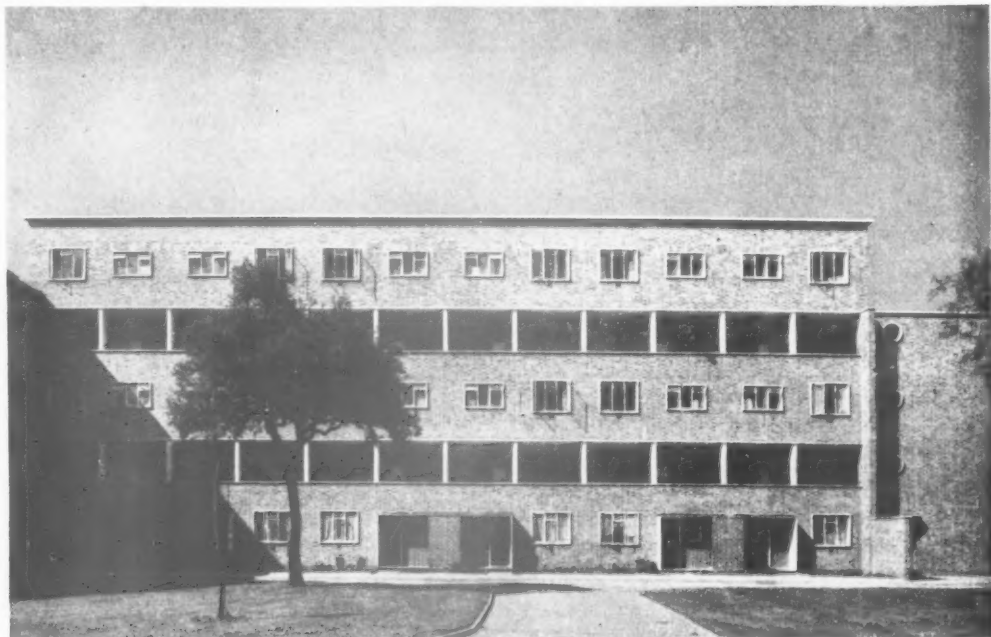
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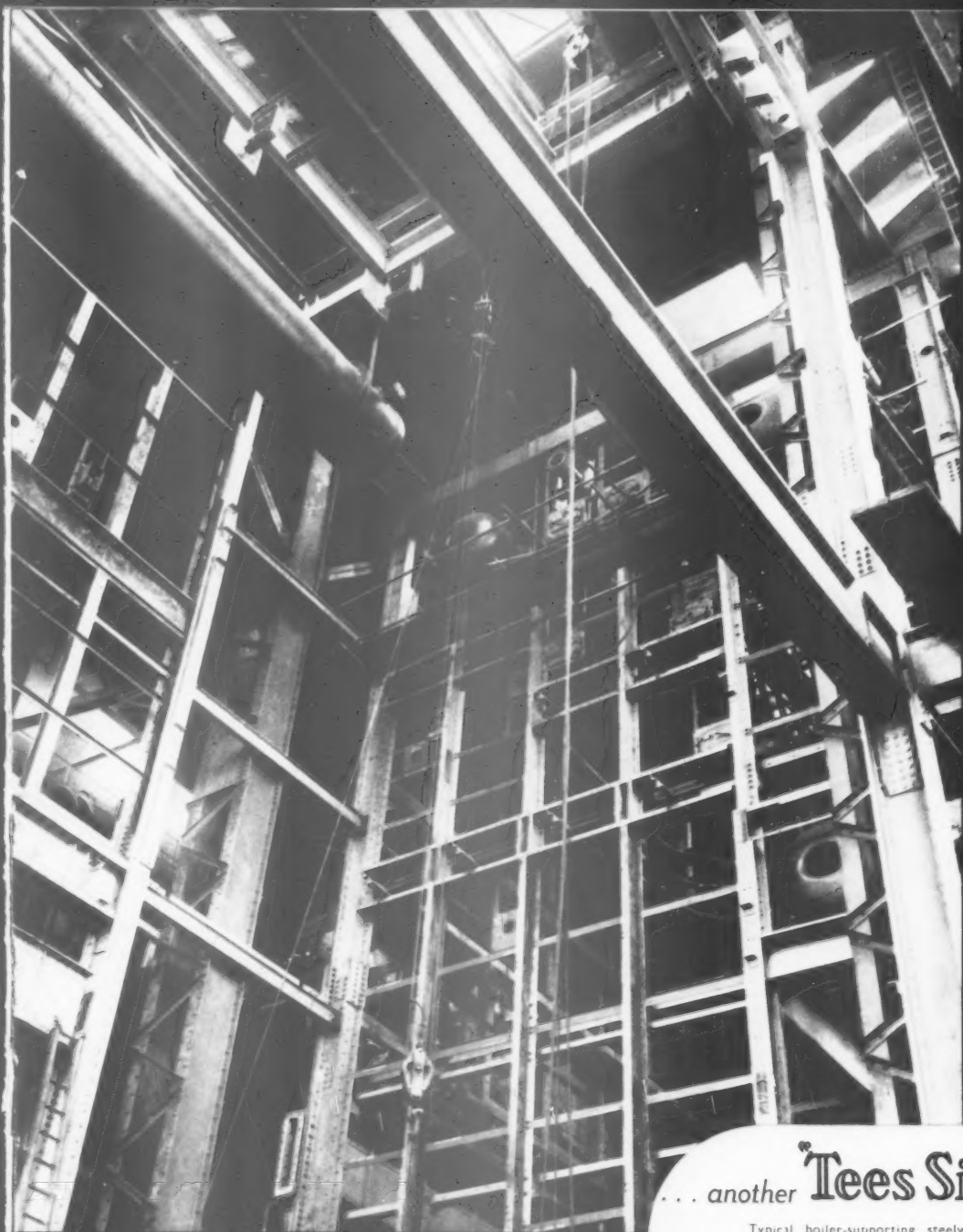
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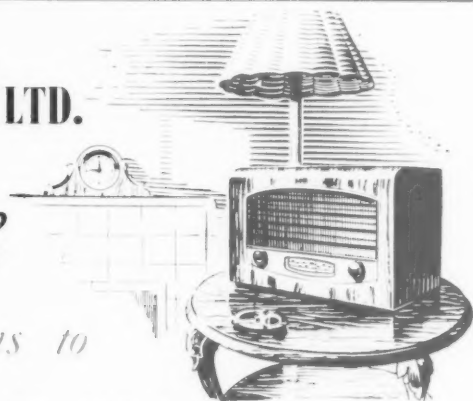
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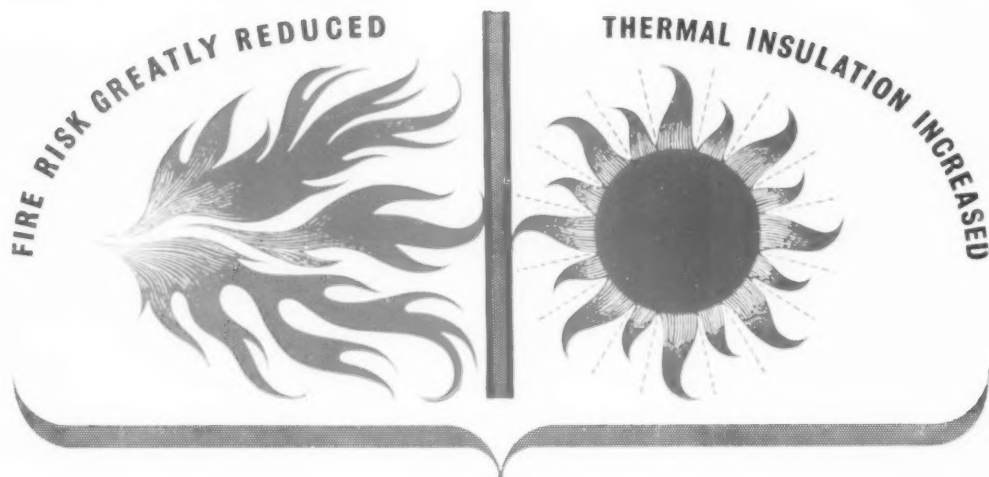
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44 HOUSING AUTHORITIES ADOPT ASCOT JIGGED WALL FITTING

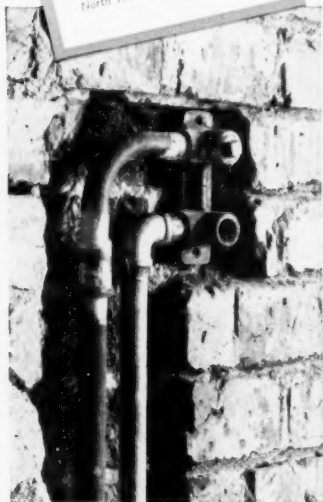
Cheap Installation of Alternative Hot Water System

The new Ascot jugged wall fitting which cuts the cost of installing gas water heaters at the kitchen sink to a few shillings, has had a tremendous reception. 44 housing authorities have already adopted it, and upwards of 20,000 have been installed. The Ascot jugged wall fitting is chased in by the sink during erection of houses or flats, leaving neat capped ends just exposed. The cost is negligible. A tenant can then arrange at any time for an Ascot sink heater to be fitted, a job which takes only 20 minutes

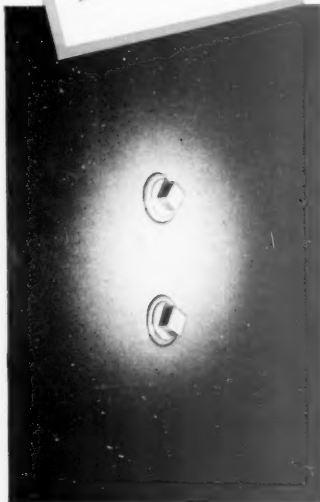


and leaves the surface decoration undisturbed. Housing authorities have adopted the Ascot jugged wall fitting because it provides at extremely low cost the means of obtaining an alternative supply of hot water at the kitchen sink. *Tenants particularly appreciate this convenient service which supplements the solid fuel heating system, especially in the summer, and at the same time saves money and fuel.* The jugged wall plate takes the Ascot 503 range of heaters and the Ascot RS 52/1 boiling water heater.

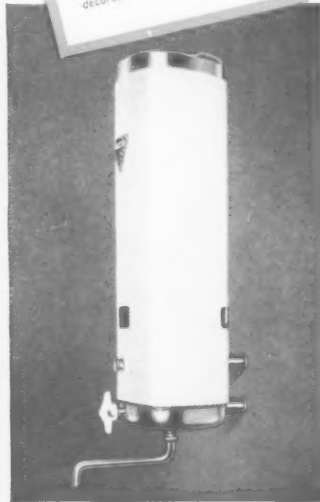
The jugged wall fitting consists of a back plate drilled with screwholes for fixing to wall, and two integral pipeways, one for gas and the other for water. (Photo by courtesy of North Thames Gas Board).



Supply pipes and jugged wall fittings are chased into the wall during construction and plastered over. Plugged ends neatly protrude as shown.



When the heater is fitted—at any time—the plugs are removed, the heater attached. Simple, cheap and reducing time of fitting to only 20 minutes—leaving surface decoration undisturbed.



Vol. 202 No. 4366

THE ARCHITECT & BUILDING NEWS

August 21, 1952

The "Architect and Building News" incorporates the "Architect," founded in 1869, and the "Building News," founded in 1854. The annual subscription, inland and overseas, is £2 15s. 0d. post paid: U.S.A. and Canada \$9.00
Published by ILIFFE & SONS LTD., DORSET HOUSE, STAMFORD STREET, LONDON, S.E.1
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EXPERIENCE TEACHES

A COMBINATION of circumstances, to some extent fortuitous and therefore unforeseeable, is likely to cause increasing anxiety for the architectural profession and some "hard-done-by" feelings on the part of students who have recently finished their five years' training in the schools.

The circumstances to which we refer are: (a) The students now finishing their courses belong, in the main, to the swollen intake years which immediately followed the war and the employment market is likely to be correspondingly full for, probably, two or three years; (b) there has been a slump recently in the fields of architectural practice, due to restrictions in favour of priority building, much of which is concentrated under Government or Local Authority administrations; these latter bodies are now fairly well staffed for the work demanded of them; and (c) the new requirement of the examining bodies that students shall obtain twelve months practical experience before acquiring registration and or the associateship of the Institute.

The hard facts of the matter are that employers are not satisfied with the average output of the schools, in so far as they require, in their offices, either some practical experience, for which they are prepared to pay, or alternatively a willingness, on the part of the inexperienced employee, to learn with, naturally, a corresponding reduction in rates of pay. It is obvious that the type of priority work now dominating the building industry is of such a nature that anyone with even a small amount of experience is at a premium; that is the main reason why most advertisements of vacancies (the number of which has dropped considerably in the last four or

five months) require assistants with two or three years' experience.

We understand that the difficulties of placing students at the end of their courses are being felt in most parts of the country, but total figures are difficult to arrive at. The R.I.B.A. has on its books some eighty to a hundred names of people who come within the category to which we refer.

The employers have taken a leading part in the demand for a modicum of experience as an essential for professional qualifications; it is, therefore, not unreasonable to ask them to do all they can to provide opportunities for those who have to obtain the experience. It is illogical to castigate the schools or the students for not having experience and then not to assist in the matter to the greatest possible extent.

Two things are necessary to bring about any equitable arrangements; one is willingness on the part of the employers to carry an extra "hand," even though he be only "theoretically" and not "practically" trained; this applies particularly to the larger offices where experience can be of a wider nature than is possible in these restricted times in the smaller offices. This is true equally of private and public practice; the former must not be the only "baby-holder" and Government and Local Authority selection boards and committees must recognize the fact. The other point concerns schools and students; the former must not lead the latter to think of themselves as anything but "half-baked" when they have finished their five years' academic course; more than a single year's practical experience is necessary to fit an architect for practice or even

to make a first-class assistant. Students, on the other hand, must realize that they have yet to face the hard facts of life before they really can be certain of acquiring the extra that schools cannot give and this realization means less money in the pocket as well as a tough working passage.

Before the schools developed to their present level and the articulated pupil system was the traditional way of entering the profession, the first stage in an office after the completion of articles was that of "improver." This word and this stage could be, with advantage, revived and recognized as a stepping stone towards the status of even "junior assistant" and that no matter what examination stage the aspirant has reached when he leaves school.

The situation seems to us to be a matter for sympathetic and active co-operation on the part of schools, the Boards of Architecture Education, the employers and the would-be employed. It is certainly not an occasion for "passing the buck" or for heaving bricks at anyone in particular. It may even be something of a blessing in disguise; for some may find other positions for which an architectural training is not a bad sort of introduction. Goodness knows the building industry, on its contractual and sub-contractual sides, in both administration and site supervision and control, requires some new blood and extra help; here may be one of its minor opportunities.

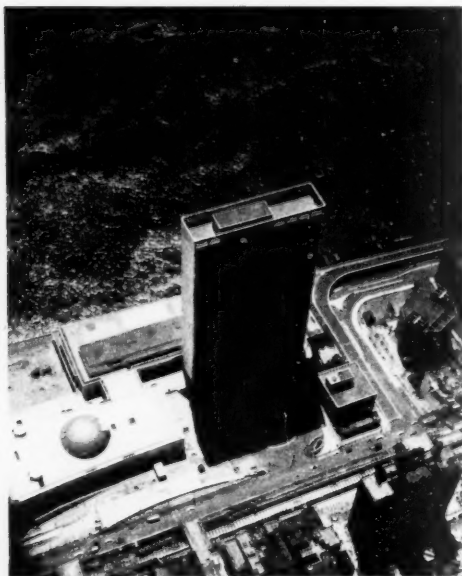
COMPETITION AND TENDERS

Within the last week there has been a strong

speech by an M.P., some articles in one of our daily contemporaries and a decision by a County Council on the subject of the control of the prices of tenders by the London Builders' Conference. The County Council has in fact barred members of the Conference from its tender list.

This is not a recent matter. In 1939 the R.I.B.A. Council published disapproval of the operations of the L.B.C. and recommended that all tenderers be asked to sign a declaration directed against what has been somewhat crudely called "price-rigging." In August 1951, the same Council, finding that members of the L.B.C. were crossing-out the declaration from the forms of tender and continuing the methods of centralized control of prices, reissued their disapproval and their recommendations.

These methods are not limited to London, nor are they limited to the building-contract levels. In 1944 a White Paper on Employment Policy said, "there has in recent years been a growing tendency towards combines and . . . control of prices and output . . ." In 1948 the Simon Committee found "that restrictive arrangements affecting the distribution of building materials and components exist on a wide scale . . . these practices are profitable to the associated manufacturers and to the majority of merchants. In our view they are not in the national interest." At that time, also *The Times* suggested it was a case for the Monopolies Commission; the latter still exists. We are inclined to think the next move may be reasonably obvious.



American News Letter—1

IF from a distance the U.N.O. building and Lever House seem to be the two modern buildings of interest at the moment in New York, the impression firmly remains for an observer on the spot. Most of the people you meet are familiar with them and are ready to give you a definite opinion about them, usually favourable. Looking at the U.N. centre from the front, that is, from First Avenue, it is difficult to see more than a third of the height of the Secretariat while standing in the forecourt. This is unavoidable, but it did suggest to me that certain complaints about the lack of subdivision of the main façade were not unjustified. Its pattern of glazing seen with the row of trees newly planted close up against the foot of the building is very pleasing as high as the eye can see it properly. Above this it is a confusion of foreshortened perspective and some kind of break in the pattern at this point would, I think, have been restful. The problem of adjusting this subdivision to the scale of the whole group as seen from a distance would certainly have merited an interesting solution.

The forecourt and its central circular pool, fitted with powerful-looking fountain nozzles, neatly covers over an underground car park and is very impressive, creating an

open space which forms a genuine part of the group. Nevertheless, the publicized view of the group from the riverside, across the East River, gives the best impression of it as the Secretariat achieves its full effect.

In many ways the site suggests that of the Royal Festival Hall; not only has an unfrequented part of the East River been chosen, undistinguished architecturally and rather off the beaten track, but I understand that an area which has residential possibilities may be revived by the notoriety of the U.N. At present the surrounding scene of torn up earth and vigorous road work in progress during the construction of a sweeping river drive which underlines the whole U.N. group and a developed approach road from Fifth Avenue gives the area the authentic atmosphere of a "big job."

Seen against the general background of Manhattan architecture the outstanding feature of these two tall buildings, the U.N. centre and Lever House, which makes them so conspicuous in an area of tall buildings is the provision of an open ground space, for its own sake, as part of the building group. The Museum of Modern Art, very near to Lever House, lines its glass façade exactly with the other buildings on West 53rd Street and the open air display space is the remainder of the site at the rear. In the same simple way that the original idea of the skyscraper registers—independent of any refinement of detail—the U.N. and Lever House have given New Yorkers, in general, something to talk about.

The Empire State Building and the Rockefeller Centre are thus potentially eclipsed for sightseers as architectural landmarks, although they are still unaffected by any serious drop in the size of their guided parties. It is worth remembering for its possible effect on public interest in modern architecture that these parties are the counterparts of those trips to the Tower of London, Westminster Abbey and St. Paul's. In the Radio City Music Hall of Rockefeller Centre there is at least no likelihood of serious rivalry. The entertainment provided is colossal in scale and also the architectural setting for it. There is a fundamental logic in colossal architecture, or interior decoration as it should be called—it is unashamed in its rejection of the idea of expressing the plan on the exterior. As the crowds pour quietly out of the auditorium into a foyer that transforms everyone into an emperor, they turn in leisured

unison to a wide stair and descend, passing through the men's lounge and ladies' lounge and suites of marbled rooms beyond where the flushing system works like a gun—and the water waste preventers are low level, too.

So the 6,600 spectators in the auditorium see the face, at least of luxury à la mode and all with the aplomb that comes from the absolute assurance that one is only going to the lavatory.

In an article entitled "The Buildings We See" which appears in the current issue of "New World Writing" Philip Johnson and Henry Russell Hitchcock review the American scene and it is significant that the buildings selected to receive a detailed examination are the following:—

Mies van der Rohe's waterfront apartment blocks, Chicago.

Frank Lloyd Wright's laboratory tower, Racine.

The U.N. buildings, New York.

Bunnschaff's Lever House, New York.

A sidelong glance is made at Le Corbusier's Unité d'habitation at Marseilles with regret that no such experiment and achievement is available on American soil for close examination and study.

The Museum of Modern Art, which is incidentally the best place to study the subtle ways American intellectuals manage to vary their dress from the cheerful multiplicity of current styles, has certainly committed itself to the service of architecture and the modern visual arts in a thorough way. In addition to its expected field of action, and I am taking for granted the knowledge that this includes all aspects of the art of living, its Publications Sales Department has a positive contribution to make in the form of Teaching Portfolios, which attempt to explain some of the Museum's treasures.

If ivy has conquered the modern interior in the furnishing shops of London it has made a pleasant massacre of shops and bars on and off Fifth Avenue—used not in delicate creeping lines, but as an all-over pattern mat either horizontally or vertically. In this form it has even reached the U.N. forecourt and covers the earth of all the tree beds with its rich design.

And, by the way, Woolworths sell a creditable selection of indoor plants, patterned ivy and philodendron. G. H.

NEWS OF THE WEEK

Housing Medal 1952 Exhibition

Plans and photographs of the schemes for which the Housing Medals have been awarded this year by the Minister of Housing will be on display at the Housing Centre until September 15.

I.L.A. Examinations

The examinations of the Institute of Landscape Architects were held in July. In the Final examination the following candidates were successful:—

Miss J. M. Albery, A.R.I.B.A., A.M.T.P.I.; Mr. G. A. Bass, A.R.I.B.A.; Mr. N. H. J. Clarke; Mr.

K. D. Fines, A.M.T.P.I.; Mr. Percival W. Flaxman, A.R.I.B.A.; Mr. Clifford R. V. Tandy, A.R.I.B.A.; Miss E. E. Turner; Mr. A. E. Weddle, B.Arch.; Miss D. E. Willis, Dipl.Lands.Arch. (Reading); Miss J. M. Wood, M.A.

Fifteen out of twenty-three candidates were successful in the Intermediate examination.

R.I.B.A. Final Examination, June, 1952

In the Final Examination held in London, Birmingham, Leeds, Manchester, Newcastle and Belfast from June 18-27, 438 candidates sat, of which 88 passed the whole examination. 22 passed subject to approval of Thesis, 31 passed Part I only, and 297 were relegated.

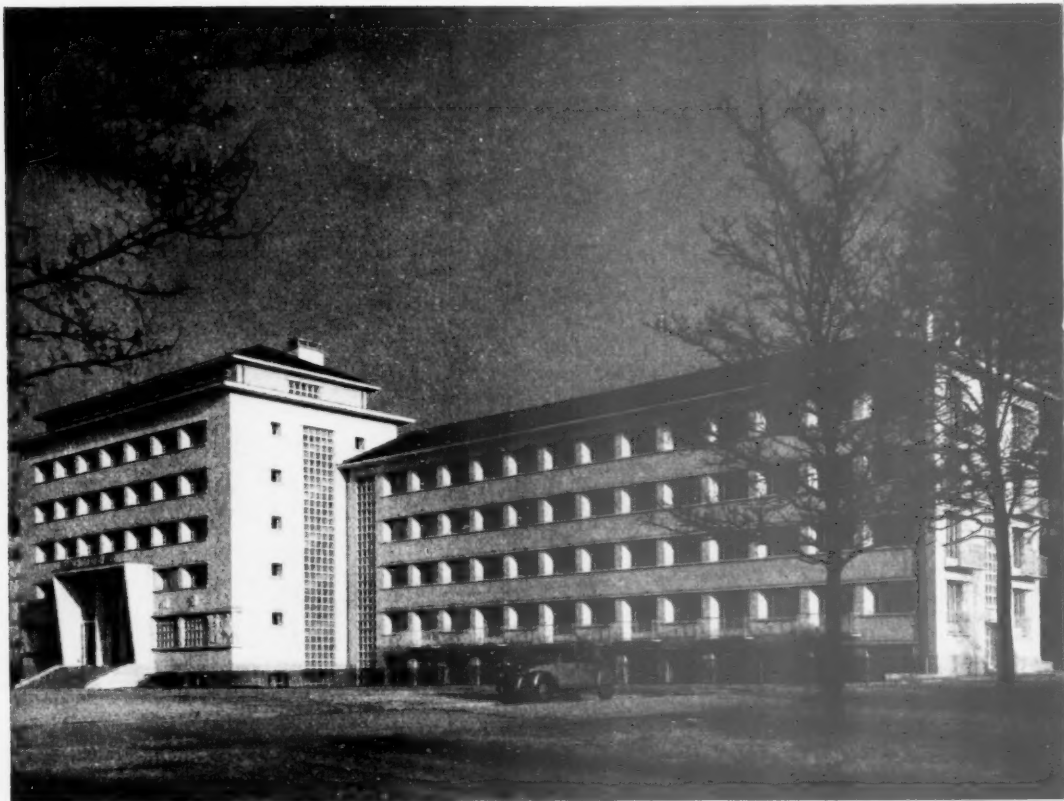
ABNER and Correspondence have been held over until next week.

A.D.A. Exhibit at the Building Centre

The Aluminium Development Association has just installed at the Building Centre, 26, Store Street, London, W.C.1, a display of full-scale models illustrating recommended practice for fully supported roof covering in Aluminium. The exhibit, executed by a practical plumber to the Association's designs, demonstrates the application of various grades of aluminium to this work, and the very high standard of workmanship and effective roofing that can be achieved with these materials.

OBITUARY

The death occurred on August 10 of Mr. John William Green, A.R.I.B.A., of Edgware, Middlesex. He was 65.



The Main Entrance

The Rear Elevation

Maison de la France d'Outre



This is a recent building in the Cité Universitaire, Paris. Architects: Albert Laprade, Jean Vernon and Bruno Phillipe



The Salle des Fêtes



Mer



Flats at Alexandra Avenue, Harrow

ARCHITECT: FREDERICK GIBBERD, F.R.I.B.A., M.T.P.I.

ASSISTANT ARCHITECT: J. J. A. CAUNT, A.R.I.B.A.

Generally

THE scheme consists of 66 one bedroom flats, 58 two bedroom flats and 8 three bedroom flats placed in a series of blocks on either side and parallel to a main road. Service roads and main drainage lines were laid before the war to the design of the Borough Council, and in consequence no freedom in site layout was possible to the architect.

The environment is a rather untidy suburban one consisting mostly of speculative semi-detached houses and some speculative flat blocks, of a variety of designs. To counteract this by bringing some repose into the scene, and to be in scale with the main road, the new buildings were designed to be broad and simple in character.

The basic unit is a three-storey block of six flats with direct-in-pairs access, (flats on either side of a staircase), and these units are placed together to form long blocks of twelve, eighteen or twenty-four dwellings.

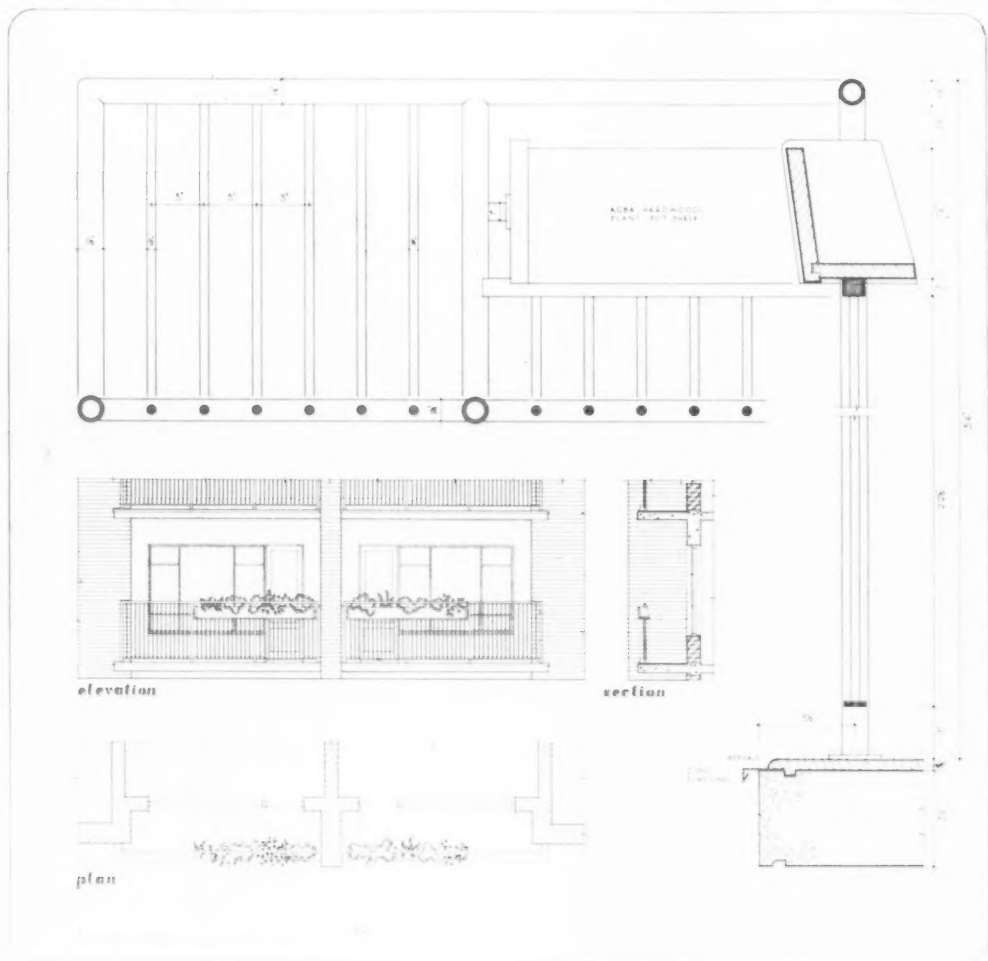
The rooms are of simple rectangular shape dictated

by their function and the constructional system of load-bearing walls.

The kitchen and living rooms are planned together so that they can form one large living space the full depth of the building. The living room extends for its full width on to a balcony, which is recessed for privacy. A balcony is placed at the opposite end for the kitchen, it thus being possible to have a through room opening out at either end.

The bathroom is placed adjacent to the kitchen for economy in plumbing, and the linen cupboard and living room fireplace are placed adjacent to each other, so that the hot water pipes run a minimum distance.

The elevations express the plan form and the system of construction. Since the external walls to the bedrooms are load bearing, and since these rooms do not require large windows, they are designed as a plain "hole in the wall" pattern, in which is embodied the staircase windows carried out as a simple glass brick



surface to avoid disrupting the pattern. But the living rooms require larger openings and the floor spans between cross walls, so this is expressed externally by treating them as an infilling of glass and rendered panel wall stretching between the ends of the cross walls.

The load bearing flank walls are of a pinkish buff brick and the cross and end walls of dark red colour. The bond was worked out to give an even and obvious pattern over the whole of the surfaces, the room sizes and window spacings being adjusted to keep it regular.

To give the design repose, both in relationship to the facades and the environment as a whole, the roof is designed as a broad uninterrupted plane of dark brown pantiles. The chimney stacks are placed in the centre of the ridge and are larger than is necessary functionally, to keep a bold silhouette.

The eaves are designed as a simple rectangular profile with continuous white painted wood fascia to soffit, the gutter being concealed.

The entrance porches consist of a stone surround

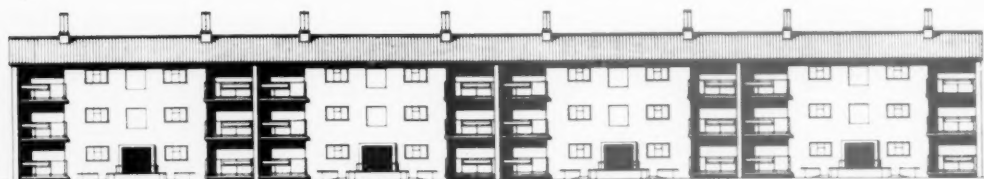
with flat or segmental head designed in relationship to the approach ramps and their metal balustrades.

The steel windows are painted white, and the balcony railings and other metalwork are painted light grey.

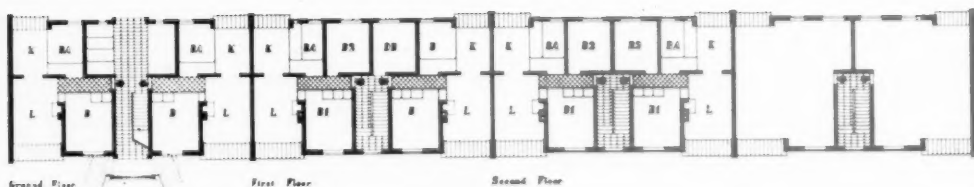
Construction

The external walls are 13½ in brick solid, changing to 11 in cavity brickwork at first floor slab level. Internal walls are of 9 in brickwork where load bearing, otherwise they are 3 in breeze. The ground floor is of hollow beam construction with filling below to raise the building to an effective height above drainage invert levels. The upper floors are of hollow tile construction with reinforced concrete slabs at the balconies. The staircases, landing and balconies are of reinforced concrete. The roof is a 30 degs. pitch with wood rafters and purlins carried on steel trusses and on cross walls

[Continued on page 226.]

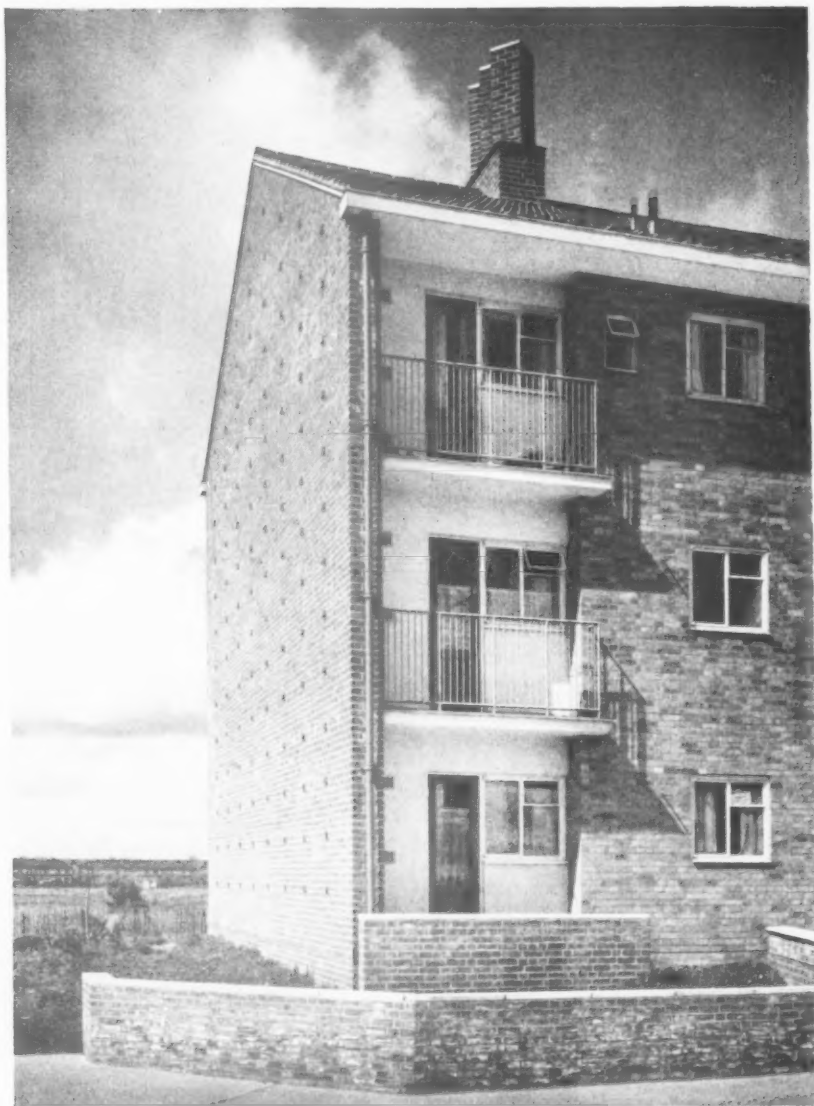


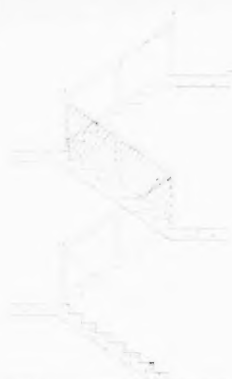
West Elevation

132 Flats at

10 0 10 20 30 40 50 60 feet

Harrow





section



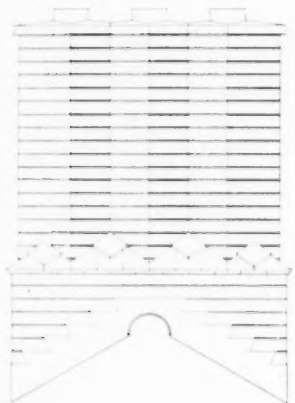
second floor plan



ground floor plan



SCALE FOR STAIRCASE PLANS ABOVE



brought up to roof level. The roof finish is dark brown clay pantiles laid on battens and building paper.

Equipment

The windows are B.S.S. metal-in wood surrounds. The plumbing is on the one pipe system contained in an internal pipe duct.

Each flat has a convector grate which supplies hot water, and convected air heating to the principal bedroom. A gas sink water heater provides constant hot water during the summer in the kitchen. In addition there are facilities for installing an electric immersion heater to the storage cylinder if required.

In the kitchen there are electric points for an iron or electric cooker. Facilities for gas cooking and a refrigerator at the base of the larder are also provided.

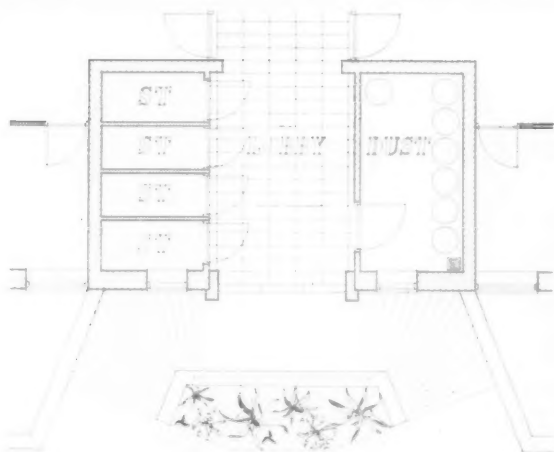
There is a power point in each habitable room.

Each group of six flats is provided with a drying room, ground floor dustbin store and four stores for tenants on the upper floors.

Finishes

Externally the buildings are finished with a Leicester buff facing, gable walls and balcony division walls are in Red Surrey Multi Stocks. The bricks are laid to double monk bond.

The back walls of balconies are rendered with an off white Cementone finish.



132 FLATS, ALEXANDRA AVENUE, HARROW

ARCHITECT:

FREDERICK GIBBERD, F.R.I.B.A., M.T.P.I.

General Contractors: T. F. Nash (Construction) Ltd. Artificial Stonework: Girlings Ferro-Concrete Co. Ltd. Balcony Floor Finish: General Asphalt Co. Ltd. Balcony Railings and Staircase Balustrades: Morris Singer Ltd. Barrel Vault Ceilings: Trussed Concrete Steel Co. Ltd. Bricks—Facing: Henry J. Greenham (1929) Ltd. Electrical Installation: Renouf and Calvert. Fencing: Invicta Fencing Co. Ltd. Fireplace Surrounds: British Building Supplies Ltd. Floor Tiles: Marley Tile Co. Ltd. Garden Planting: Landscape Ltd. Gas Sink Water Heaters: Ewart & Sons Ltd. Grates: W. N. Froy & Sons Ltd. Hollow Tile Floors: Flooring Contracts Ltd. Ironmongery: A. J. Binns Ltd. Kitchen Fittings: Jayanbee Joinery & Builders Supplies. Panel Doors: Merchant Trading Co. Ltd. Plumbing: W. H. Earley Ltd. Roof Tiling: Stirling and Johnson Ltd. Sanitary Fittings: B. Finch & Co. Ltd. Steel Roof Trusses: Daco Structures Ltd. Windows—Metal: Williams & Williams Ltd.

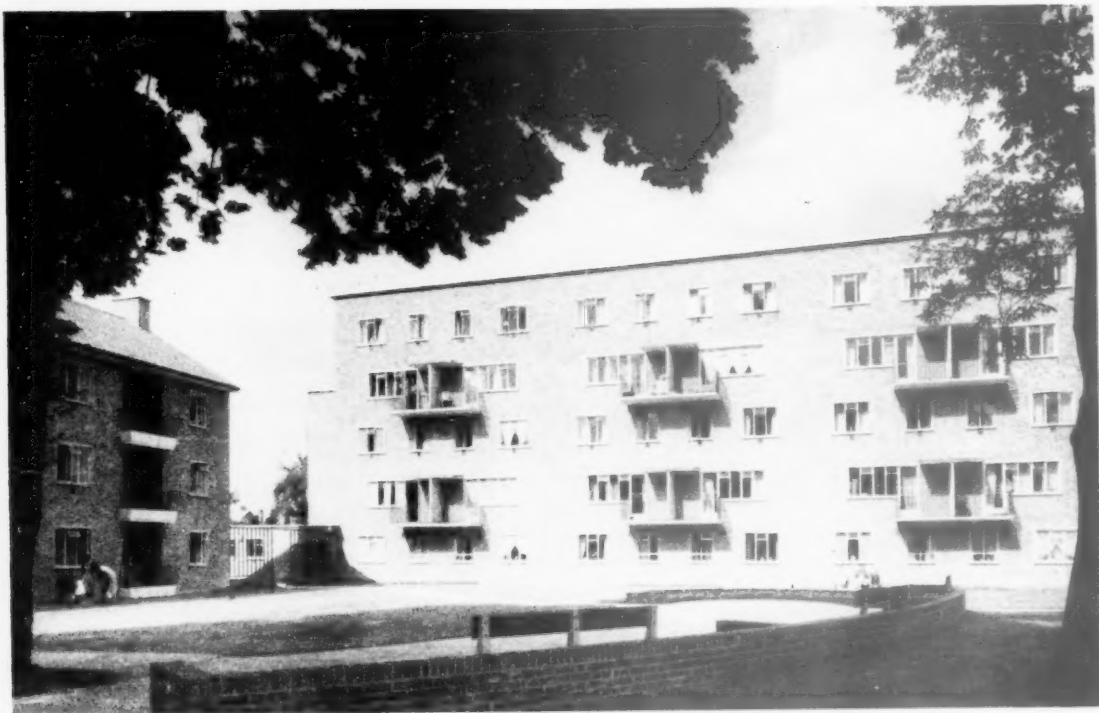
Public staircases and lobbies have grano floors and skirtings, silver grey guntex walls with distempered plaster ceilings and soffits.

The flats have plastic floor tiles throughout, with distempered plaster walls and ceilings. Floors to balconies are of asphalt. Cills generally are of 4in x 4in

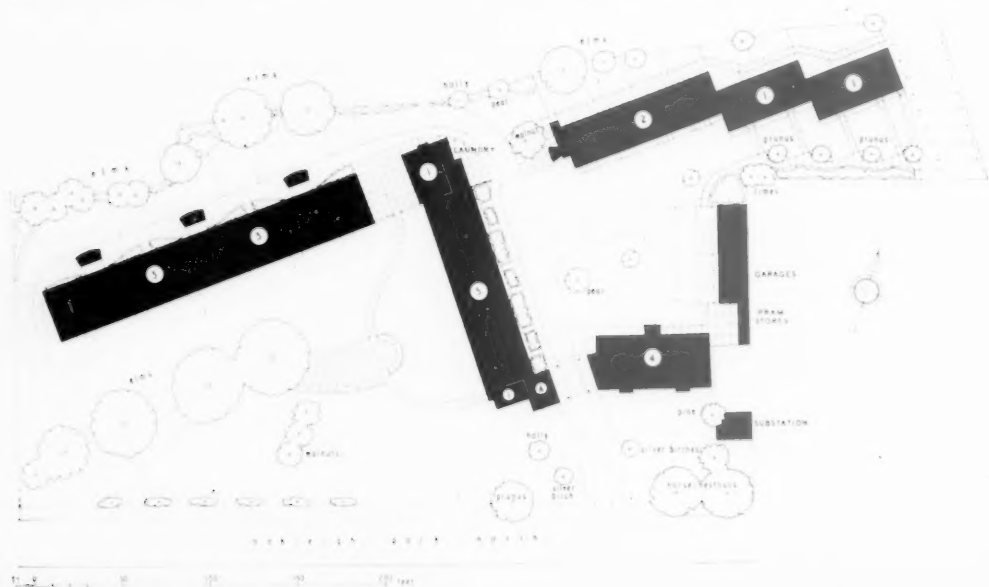
quarry tiles except in bathrooms where white glazed tile cills are carried down as a splash back to wash-basin and bath.

All doors are four panelled except for a solid flush front door.

Door furniture is of Bakelite and B.M.A.



THE HOLLIES: NEW DWELLINGS FOR





FRIERN BARNET U.D.C.

ARCHITECTS: KENNETH R. SMITH, A.R.I.B.A., A.A.DIPL.
W. W. ATKINSON, O.B.E., A.R.I.B.A., A.A.DIPL.

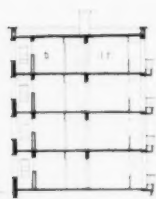


THE site for this housing development having an area of approximately $2\frac{1}{2}$ acres, was the garden of a derelict house once used as a private school, and was overgrown with a dense tangle of shrubs and trees, including some well grown elms, walnuts and horse chestnuts.

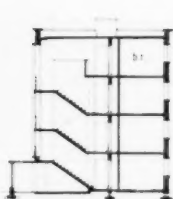
Although a requirement of the scheme was to provide dwellings to the maximum density permitted by the Ministry, 75 persons to the acre, it was considered desirable to preserve as many good trees as possible, and in fact no sound well grown tree was felled. The trees were regarded, as perhaps they should be, as a guide to planning rather than as obstructions on the site, and the site being nearly level there was no conflicting physical character to be taken into consideration.

The limitations accepted by adopting this policy suggested the need to build to a greater height than three floors, and the inclusion required by the client of a few single-storey dwellings for old people accentuated this need. It was therefore decided to design a five-storey block which, for economy, would require neither frame construction nor lifts, and a block with flats on the ground floor and two tiers of maisonettes above seemed to fulfil this requirement.

The other blocks were designed and sited to reduce the scale of the scheme to an essentially domestic character, and they were also arranged on the site in such a way as to leave as much unbroken open space as possible on the living



SECTION A-A



SECTION B-B



SECTION C-C

room, that is the South-East and South-West, sides. The high block was built end on to the road frontage to avoid any risk of an overpowering effect in a neighbourhood of detached houses, and the block for old people was placed in a position at the back of the site where quiet and privacy could be most easily secured.

All the dwellings except some of those on the ground floor and the two over the roadway have private balconies

opening off the living rooms, and those on the ground floor of the old people's block have small private gardens. Apart from these gardens the whole of the ground around the blocks has been turfed or planted with shrubs and flowers under a separate contract supervised by the Architects.

A paved children's play space has been provided on the large grassed area, and is linked to one of the large elm trees which gives it shade.

Accommodation

Block	Bedrooms		Total	Floor Area	No. of Dwellings
	Double	Single			
one- and two-storey	1	1	2	551	4
	1	0	1	491	8
three-storey	2	1	3	646	3
	2	0	2	709	15
four-storey and mezzanine	2	0	2	706	8
	1	0	1	490	2
five-storey	1	0	1	479	6
	2	1	3	855	12

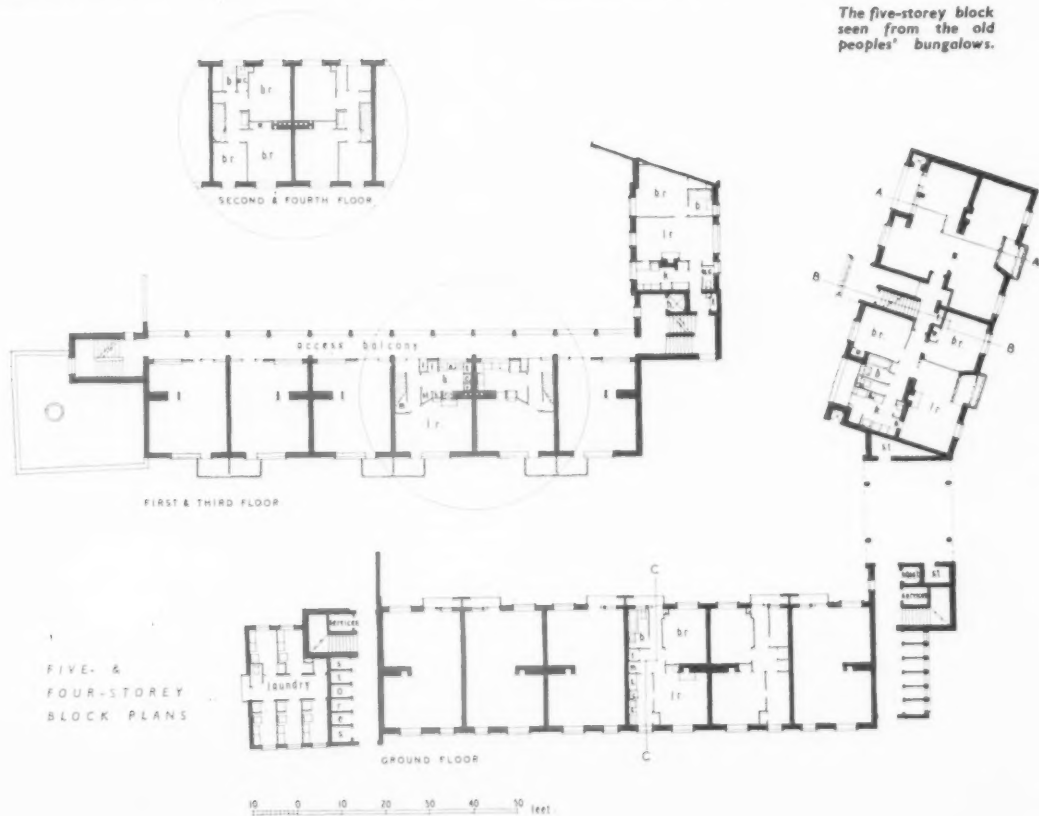
Total number of dwellings 58



Entrance to 4-storey block



The five-storey block seen from the old peoples' bungalows.



In addition to the 58 dwellings there are six garages for the use of tenants and also a laundry providing five individual wash houses of a type required by the client.

Pram or cycle stores at footpath level are provided for all dwellings other than the one bedroom and single-storey dwellings.

Construction

Foundations generally are in mass concrete except where the discovery of some large disused underground water cisterns necessitated the use of reinforced concrete ground beams.

WALLS

All blocks have load-bearing brick walls. The external walls of the small block are 11in cavity brickwork and those of the other blocks are 13½in solid brickwork. Internal structural walls are 9in brickwork, and in the five-storey block where the structural floors span 18ft from party wall to party wall these walls are constructed in engineering quality flint bricks from the foundations to the second floor slab. Reinforced concrete columns were used to carry the loads past the access balconies of this block, and 10in octagonal reinforced concrete columns support the mezzanine flats over the roadway.

FLOORS

Upper floors are in reinforced hollow tile construction with ½in insulation on the underside as permanent shuttering. Balconies and public stairs are in reinforced concrete.

ROOFS

The flat roofs of the four- and five-storey blocks are of reinforced hollow tile constructed with a 3in fall and a channel 3in deep to eliminate the need for "screeds to falls." The underside of the roof slab is battened and lined with ½in insulation board to provide space for electric conduit and heat insulation. The one-, two- and three-storey blocks have timber framed roofs of 30° pitch.

PARTITIONS

Internal partitions are in 2in breeze except in the five-storey block where hollow blocks were used to reduce weight.

WINDOWS

Windows and glazed doors are in galvanized steel.

Finishes

EXTERNAL

External facings generally are Crowborough stock bricks with small panels and projecting headers in red hand-made bricks.

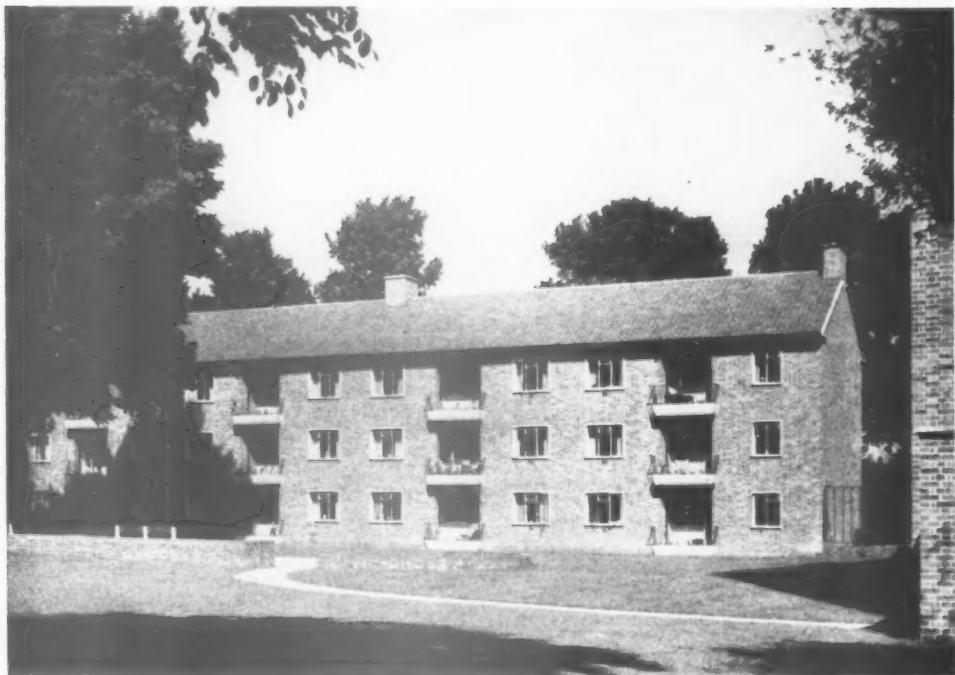
Facings to stairs and access balconies are white flint bricks.

Window and door surrounds and copings are in reconstructed Bath stone, and exposed reinforced concrete is painted with "stone" paint.

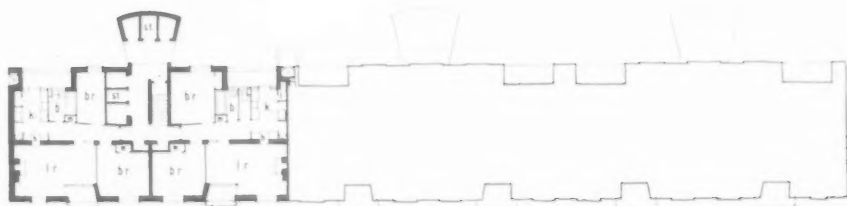
Pitched roofs are covered with red Belgian interlocking pantiles.

Entrance doors to flats are finished variously in green, blue, terra cotta and yellow enamel. Balcony railings and





The three-storey block



PART GROUND FLOOR

other exposed ironwork are painted grey, and window and door frames cream.

External pavings are in Zin pre-cast paving slabs and in situ concrete paving divided into small panels with blue bricks on edge.

INTERNAL

The floors of all living rooms are finished with polished beech blocks, bedrooms and passages in Semastic tiles and kitchens and bathrooms in coloured granolithic, except those of the maisonettes which are covered with battleship linoleum to prevent sound transmission.

Flush doors and built-in fittings were used throughout.

Equipment

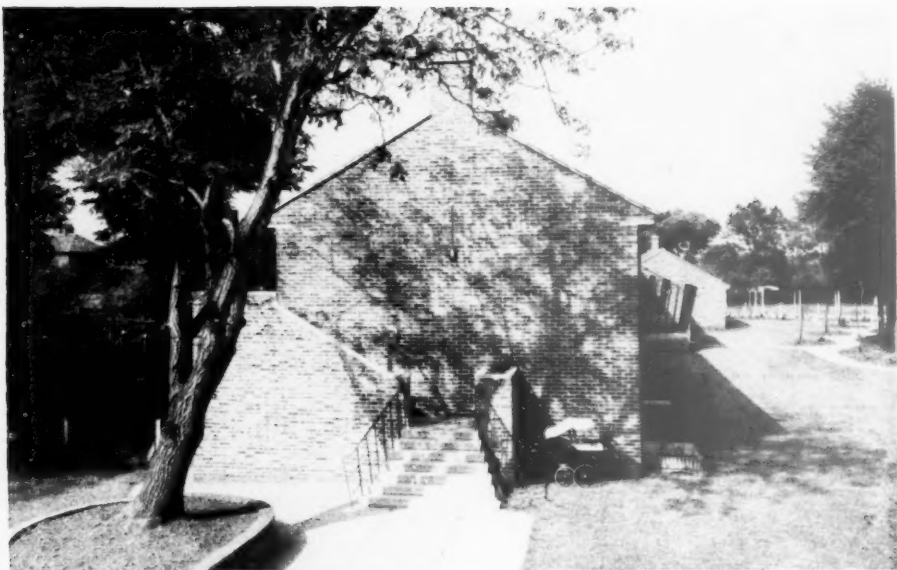
Each dwelling has a solid fuel fire in the living room which also heats a calorifier for domestic hot water. In the maisonettes the living room fire also provides back-

ground heating to the two large bedrooms by convection through hot air ducts, and heats the kitchen on the back-to-back principle by a "radiation" panel. In all the other dwellings one or two radiators are heated off the primary circulation.

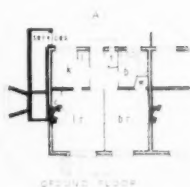
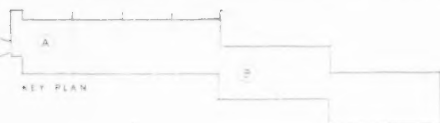
Dust chutes with hoppers opening off the kitchen balconies are provided in the three- and four-storey blocks; other dwellings have individual dust bins for which a recess is provided. A hoist serves the access balconies of the five storey block for refuse collection and fuel delivery.

Dwellings are wired for wireless reception from roof aerials and provision has been made for gas or electric cookers and refrigerators, but these were not provided in the Contract.

Quantity Surveyors: H. J. Venning & Partners.
Consulting Engineers: Andrews, Kent & Stone.



Two-storey and single-storey blocks. The interior of one of the living rooms is shown below.



"THE HOLLIES"

General Contractors
Rowley Bros., Ltd.

Subcontractors

Distemper: The Walpamur Co., Ltd.
Domestic Heating Appliances: Standard Range & Foundry Co., Ltd.
Dust Chute Hoppers and Bins: Enid Garage Ltd.
Electrical Installation: The Eastern Electricity Board.
Facing Bricks and Roof Tiling: Henry J. Greenham Ltd.
Gas Installation: The Eastern Gas Board.
Ironmongery: Comyn Ching & Co.
Linoleum Flooring: Maple & Co. Ltd.
Paint: Jenson & Nicholson Ltd.
Reconstructed Stone: Kendell's Stone & Paving Co., Ltd.
Reinforced Hollow Tile and Concrete Construction: Diespeker & Co., Ltd.
Sanitary Fittings: General Light Castings Co., Ltd.
Stone Paint: Stic B Paint Sales Ltd.
Windows and Doors—Metal: Crittall Manufacturing Co., Ltd.
Wood Block and Semastic Tile floors: Hollis Bros., Ltd.





North elevation and entrance from West

Orchard Court

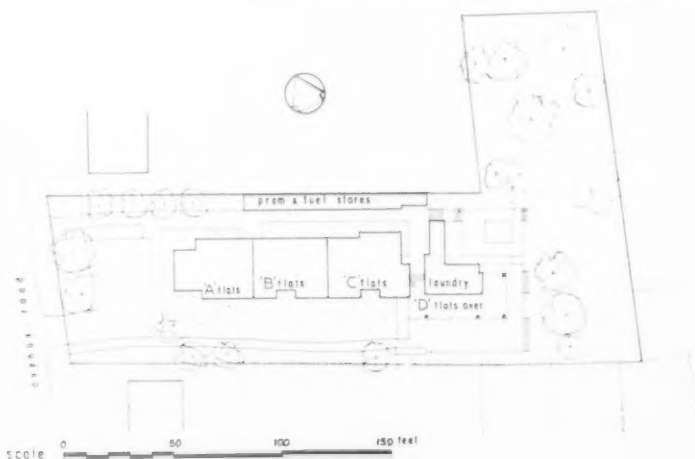
FLATS AT AVENUE ROAD, N.14, FOR SOUTHGATE BOROUGH COUNCIL

ARCHITECTS: WALTER W. FISK & SIDNEY H. FISK

THE scheme for the Southgate Borough Council provides eleven flats and a laundry in one block. There are three 5-person 4-room flats, three 4-person 4-room flats and five 4-person 3-room flats. Pram and fuel stores are provided externally and each flat has an internal fuel store accessible from the staircase landing. A covered childrens' play space and sand pit are also provided.

Site

The site is approximately 0.56 acre on the south slope of a hill overlooking pre-war speculative built housing. The site is L-shaped and has a narrow frontage of 76ft to Avenue Road. It is enclosed by pre-war housing development. The rear of the site was an old orchard and many of the fruit trees have been retained and part of the area





East elevation and covered play-space

left in a "wild state." The front part of the site was found to be made-up ground on the site of a pond and a subsoil survey showed the need for pile foundations throughout. The site had a considerable cross fall from North to South and a rise of about 10ft from the road to the rear.

Plan

Two- and three-bedroom flats are provided with a proportion of the latter having one double and two single bedrooms.

The levels and restricted nature of the site made necessary cutting and filling and a change in floor levels at the east end of the block where the end flats are entered at half-landing levels. The Laundry occupies part of the Ground Floor space under this end unit and the remainder is left as a covered play space.

The Pram and Fuel stores, placed along the North boundary, form a retaining wall.

All flats have a large balcony on the South side, opening off the Living Room. The larger type of flat has, in addition, a small service balcony on the North side, opening off the Kitchen.

Construction

This is generally of load-bearing brickwork carried at ground level on in situ reinforced concrete slabs and beams supported on bored piles.

External walls are 15½ in cavity on the ground floor

and 11 in cavity on upper floors. Party walls are 11 in brick cavity and spine walls 9 in and 4½ in on the upper floors. Internal partitions are of 2 in hollow breeze blocks.

Floors and roofs are reinforced concrete hollow tile slabs with solid reinforced concrete balconies cantilevered from the floor slabs. Stairs and flat roofs to outbuildings are solid reinforced concrete.

Finishings

London yellow stock bricks are used for facings throughout. Roof slabs over dwellings are insulated with 2½ in Vermiculite concrete screed finished with three layers of built-up bituminous roofing, surfaced with chippings.

Windows are standard steel sashes, with special sashes to Living Rooms and have brown quarry tile cills both internally and externally.

Balconies are solid reinforced concrete slabs paved in waterproofed granolithic falling to outlets incorporated with the main R.W.P.s.

The approach to the entrance is accentuated by a flat concrete slab, squared random stone screen walls around the Refuse store opposite the entrance and hardwood spar framing as a hood.

All exposed external concrete surfaces, including columns, are cast in masonite lined or smooth shuttering and finished two coats cement paint.



South elevation from the West





North elevation and sandpit from the East

Internally, walls and ceilings are plastered and floors generally finished with brown plastic tiles. Floor tiles in Halls and Bathrooms are mottled grey. Brown quarry tiling is provided to Cooker and Boiler recesses. Bathrooms have tiled dadoes up to cill height on external walls and behind the baths. Similar tiled splash-backs are provided to external walls in the Kitchens.

Staircase landings and flights are paved in granolithic and soffits are plastered.

Internal doors to flats are flush plywood, skeleton framed. Living room fireplaces have been specially designed and have surrounds and hearths of light-grey glazed tiles with bleached and polished mahogany tops. The larger flats have dwarf cupboards incorporated with the surrounds to fireplaces.

All flats are generously fitted with cupboards.

Externally all windows are painted ivory and concrete surfaces including balcony fronts are finished silver-grey. Doors to Refuse stores and Pram and Fuel stores are painted deep-blue. Spar framings at entrances are painted ivory and tubular steel supports primrose yellow.

Columns at entrances to staircases are finished in grey rubber-based paint and solid spandrels to lower flights are rendered and painted indian red.

Down pipes and balcony railings are painted dark grey with mesh panels painted primrose yellow.

Staircases have full-height light blue glazed tile panels on the rear walls and cream semi-glazed stippled "Snowcem" finish for full height on side walls with white soffits. Balustrades are of metal painted in light

grey and ivory and have bleached hardwood handrails.

Doors to flat entrances and internal Fuel stores on landings are painted alternately deep blue and indian red, in grey frames, with ivory beads to glazed panels in flat entrance doors.

Internally, flats are distempered with white ceilings and various light pastel colours on walls. Halls have wall panels on alternate sides finished in sky blue and terra cotta.

Living rooms have panel walls under windows and one partition wall finished in terra cotta colour. Paintwork generally is finished to match the pastel wall shades. Metal windows are painted off-white. Kitchens have painted backs to Cooker recesses in primrose and backs of dresser fittings where exposed are in signal red.

Services

Flats are heated by open fires with slow combustion grates and electric heating points are provided in bedrooms. Hot water is provided by small individual solid fuel domestic boilers in the Kitchens with storage cylinders in adjacent cupboards, with electric points for the installation of immersion heaters.

All plumbing is internal, on the one-pipe system and is concealed in vertical and horizontal ducts on the external walls of bathroom extending up to window cill height with access panels.

An enclosed and ventilated Refuse store for individual bins is provided adjacent to each staircase entrance.

For Contractors and Suppliers see page 242

HOUSING FINANCE IN EUROPE

By ROLF ROSNER, A.R.I.B.A., A.M.T.P.I.

THE Housing Sub-Committee of the United Nations Economic Commission for Europe has been engaged for some years on comparative studies of European housing. It recently published a report on housing finance in a number of European countries.* Methods of finance vary considerably in Britain and continental countries. Britain amongst the countries participating in the last war has remained until at least 1951 one of the most stable economic units; her post-war housing output is shown to be outstanding qualitatively and quantitatively.

To-day, one of the most important factors determining the level of housing costs is the cost of financing building.

In most countries, there are two main problems influencing the policy of financing housing: the amount of annual financial charges and the coverage of risks. In some cases, the lack of savings gives rise to further problems.

Annual charges are equal to the expense of upkeep, rates, taxes, general management costs, annual interest and amortization charges on the capital. Such charges depend on the total capital, the rate of interest and the conditions and duration of amortization. The other contributory factor is the increased risk arising from the different rents of old and new dwellings. The greater the disparity the greater the reluctance of private capital to commit itself over a long period, except at very high rates of interest for owner occupation. Building of this kind is mainly intended for the well-to-do classes. It accounts for no more than a small percentage of dwellings, except in Western Germany, Belgium, Italy and Switzerland.

Some conditions of financing housing in Europe date back many years, others originate from the last war. In some countries industrialization was more rapid and extensive than in others, e.g., the United Kingdom became industrialized sooner than Sweden, and Germany to a greater extent than France and Italy. In addition the standards of dwellings differed in various countries; and have remained different to the present day.

During the last 50 years, the technical revolution has much lowered real costs in many industries but not in building, where the advance in the standard of dwelling has not been offset by a corresponding reduction in prices. In this field social progress has preceded technical advance. A recent factor causing an increase in housing cost is the increased interest rate in various parts of Europe.

Rents have not increased sufficiently

to meet the rising cost of new dwellings, although in some countries they have risen with increased earnings. But it has been rare for the working classes, particularly the poorer section, to pay rents which would eliminate State aid. In many countries the percentage of incomes spent on rents has dropped. In some, rent restriction legislation introduced during two world wars has accustomed the masses to paying little in the way of rent. It would be difficult to change such habits as it would mean far-reaching revision of consumption expenditure, with possibly detrimental effects.

Thus housing for lower income groups has mostly been a poor speculation for private capital as compared with the yield from other sectors. It has remained predominantly the concern of public authorities.

New dwellings going up in Europe to-day are mainly the work of either public authorities, private individuals building houses to live in themselves or non-profit-making bodies, i.e., co-operatives, associations or industrialists wishing to house their employees.

Specialized financing organizations acting as intermediary between builder and investor are characteristic of the change in building finance during the last few years. They may be semi-State concerns, or in some countries actually Government departments.

Sources of Capital Investment

(1) *Voluntary long-term investment.*—This category includes owner-provided capital and private loans. These sources of capital have much declined, although they still remain the basis of repair and maintenance funds and account for much capital investment in Switzerland, Belgium, France and Italy. A number of countries encourage this form of saving, either by granting interest rebates (Holland), subsidies (France, Germany) or tax relief, or, more often, by limiting state loans, thus compelling owners to contribute some of the capital. The latter method is common to most countries as part of low-cost housing legislation. Usually no more than 10 per cent of the cost of each dwelling (including the cost of land) is contributed. This category also includes sums spent by industrial firms, as employers of labour on the building of workers' dwellings. The method was common between the wars in Austria, Belgium, Italy, Sweden, France and Germany. In the latter two it is still encouraged by tax relief. It is also widespread in the U.S.S.R.

(2) *Investment by Insurance Companies* in the form of real-estate loans, or in bonds issued by real-estate credit institutions. This represents 5.5 per cent of housing investment in Germany

and 25 per cent of all private loans for urban house building in Finland. Twenty-five per cent of the total resources of Swedish insurance companies is invested in building.

(3) *Demand and Short-term Deposits.*—In most countries banks finance building. Methods and charges vary with the banking system and the law of property in each country. In 1950 savings banks accounted for the following proportions of the total invested: Western Germany 30 per cent, Finland 50 per cent, Sweden and Denmark 15-20 per cent, Belgium 50 per cent of investments of the National Savings Bank and Pension Fund.

(4) *Taxation and Compulsory Saving.*—Between 1924 and 1932, 30-50 per cent of German house building was financed out of tax on rentals. The currency devaluation of 1923 inflated rentals thus benefiting property owners in contrast to other investors, particularly subscribers of State loans. For rented property the tax was calculated as a percentage of the pre-war rent and charged against the tenant. Otherwise it was paid by the owner independently of property tax. He was left with a sufficient sum, estimated at 30 per cent of the pre-war rental, to cover repairs and management expenses. In France there is at present a 5 per cent levy on house rentals to subsidize overdue repair and maintenance on old properties. In Italy all employees of the State and of public or private organizations contribute 0.6 per cent of their earnings, with the employers adding another 1.2 per cent. The proceeds are used for dwellings of contributory workers.

General Characteristics of Real Estate Loans

First mortgage loans are common practice in all countries, only in Denmark, Finland, Western Germany (for official loans), Netherlands, Norway, Sweden, Switzerland and Austria (guarantee of the Federal Housing Fund), additional loans by second mortgage are granted at reasonable rates of interest as an integral part of housing policy. In a few countries, e.g., Switzerland, third mortgage loans are the practice, subject to additional security (e.g., an insurance policy), or by the State assistance, as in Sweden. In addition to the mortgage system some States guarantee or endorse private loans or loans by real-estate credit institutions to raise the amount beyond the hitherto permitted maximum. Such guarantees may also be given by local authorities to bodies specializing in low-cost housing.

Loans for periods longer than 40 years are rare; apart from State loans there are only those granted for periods up to 60 years by the Scandinavian

* *Methods and Techniques of Financing Housing in Europe*, March, 1952.

"Credit Associations," which provide for the postponement of repayment until the 30th or 40th year, i.e., only after repayment of the second mortgage loans made by "Mortgage Associations," repayable within 40 years. These associations are co-operative bodies of house-owners receiving loans, who accept joint liability for their commitments. In general, Governments tend to encourage long loan redemption periods to assist borrowers. There also exist loans for an unlimited period in Sweden and Switzerland.

Interest rates on long-term loans fluctuate widely. They are clearly influenced by the extent of war-time destruction and post-war recovery of the individual countries.

Comparative Table of Rates of Interest in Various Countries in 1950-1951

Country	Short-term loans during building Per cent	Long-term first mortgage loans Per cent
Finland ...	8-10	8-10
France ...	8-9	6-7
W. Germany ...	8-9	5-6.5
Italy ...	10-14	7-8
Sweden ...	3.5-4.5	3-3.5
Switzerland ...	4-5	3.25-3.75

Rates on short-term loans granted during building are mostly very high, whether granted to firms responsible for the building or owners building their own homes. These loans cannot usually be secured by mortgage as the houses under construction, when uncompleted, often have no market value. All this tends to increase costs and obstruct housing policies.

In contrast to Britain where the Treasury makes loans to the Local Authorities on the usual terms, whilst also granting them a subsidy per dwelling built, other countries grant loans at reduced rates of interest. In Austria loans are granted at 3 per cent or free of interest, for an average period of 46 years, and in France at 2 per cent to low-cost housing organizations for 30 or 65 years.

Most countries grant loans on flexible terms with variable rates of interest or redemption periods, adapted to the financial charges on the borrower, and the real or theoretical income from the house.

In Norway initial loans are given on specific terms: 2.5 per cent interest and repayment in fixed annual instalments over periods of 25, 40, 45 or even 100 years. A further loan may be advanced, partly provided by the Local Authorities, free of interest and not now repayable, although it may become so later, or bear interest, should the profitability of the houses improve, e.g., as a result of increased rents.

In Sweden the rate of interest is 3 per cent. The initial State loan is secured by a third mortgage (so that there is much more scope for private

financing). For the first ten years the rate of interest is not fixed; but then, on agreement, the State guarantees a fixed interest rate on the first and second mortgage loans raised on the money market. If these rates change through market fluctuations, then the interest rate on the initial State loan is reduced accordingly.

In Western Germany loan terms are not fixed by law. The redemption rate is 0.5 per cent per annum so long as the loans from financial institutions or private individuals are running, being increased at the end of that period by the fraction of the rental then freed. Loans are to be fully redeemed in about 60 or 65 years. Interest may vary from 0 per cent to 4 per cent according to the proportion of rental set aside for interest on capital, and allowing for a fraction of that proportion which is required to repay the builder's initial outlay and interest on the original loan.

In Denmark a loan must usually be repaid in fixed annual instalments of 4.5 per cent of the capital which includes 3.5 per cent for interest, 0.2 per cent for reserve fund and the balance for redemption. This may be deferred up to 20 years, depending on the rental or the interest being reduced by a maximum of 2 per cent. Such advantages may be withdrawn if the profitability of the house improves.

In Holland, apart from the initial loan being repayable by fixed instalments of 4.5 per cent based on the income from the house, a second interest-free loan can be granted to cover the difference between the capitalized value of the permissible rental and the building costs. The second loan could become interest-bearing if rentals increased.

These systems are typical of a period of instability in prices and rentals. It would be anomalous if the owner profited in future from subsidies should his income increase either by currency devaluations or by re-assessment of rentals, and some governments have evolved methods of ensuring repayment in such cases.

The duration of private loans is not dependent on the "life" of the house, but is mostly shorter. It is therefore reasonable that annual instalments of State loans should rise, when private loans are redeemed, since other financial charges are then reduced.

Assistance by Public Authorities

In almost all countries most new housing is now assisted by public authorities. Assistance takes the form of loans, capital subsidies, building by direct labour and measures to reduce the yearly deficit in property management accounts (i.e., interest reductions, annual subsidies, etc.). Present capital investment in housing from public funds amounts to 100 per cent in the U.S.S.R., over 75 per cent in Norway and the United Kingdom (i.e., in 1951), 50-75 per cent in France and Holland, 40-50 per cent in Western Germany, Belgium, Finland and Sweden, and

25-35 per cent in Denmark and Sweden; in Switzerland even less.

Assistance is bound to be greater the lower the rents and the higher the interest rate. In this respect, Austria, Finland, Italy and France have suffered badly, whilst Sweden and Switzerland are in a good position.

What burden housing constitutes on public finance is shown by the following table.

Volume of Payments Made in 1950 for Housing Purposes

	Percentage of national income	Per inhabitant in Swiss francs
Belgium ...	2	50-55
Denmark ...	1.5	about 40
France ...	2	40-45
Italy ...	1-1.5	—
Netherlands ...	2.5-3	40-50
Norway ...	4	about 75
Sweden ...	2	50-55
Switzerland ...	less than 1	less than 10
United Kingdom ...	2.5-3	60-70
W. Germany ...	2-2.5	35-40

Some countries prefer a policy of granting loans or building by direct labour which will result in cash returns corresponding to the amounts now being paid out. If assistance stays at its present level, the actual financial burden will remain constant or even diminish according to the terms on which the public authorities themselves have obtained their funds. When outright capital subsidies are made, the financial burden will increase or stay level; annual subsidies will much increase it.

Subsidies are used in all countries where loans are not the sole means of State intervention; they may be in lump sums or annual instalments. In Belgium a grant (10-15 per cent of the cost of construction) is given conditionally to persons buying or building a new house. This concession may be combined with others. In Holland a capital grant amounting to 30-40 per cent of construction cost may be given to builders calculated on the extent of building space. In several countries subsidies are paid by annual instalments, e.g., in Belgium as contributions towards interest charges. The State is thus responsible for part of the interest rate made by parties other than itself. In France the grant is a fixed sum per square metre of new housing paid annually for 20 years.

In nearly all countries the local authorities, as distinct from central government, play an important part in housing finance policy, whether by building themselves, participating in building organizations, or providing the latter with assistance, e.g., subsidies, guarantees or grants of land. Government intervention is generally becoming more and more marked.

The Financing of Non-Profit Making Bodies

Co-operatives

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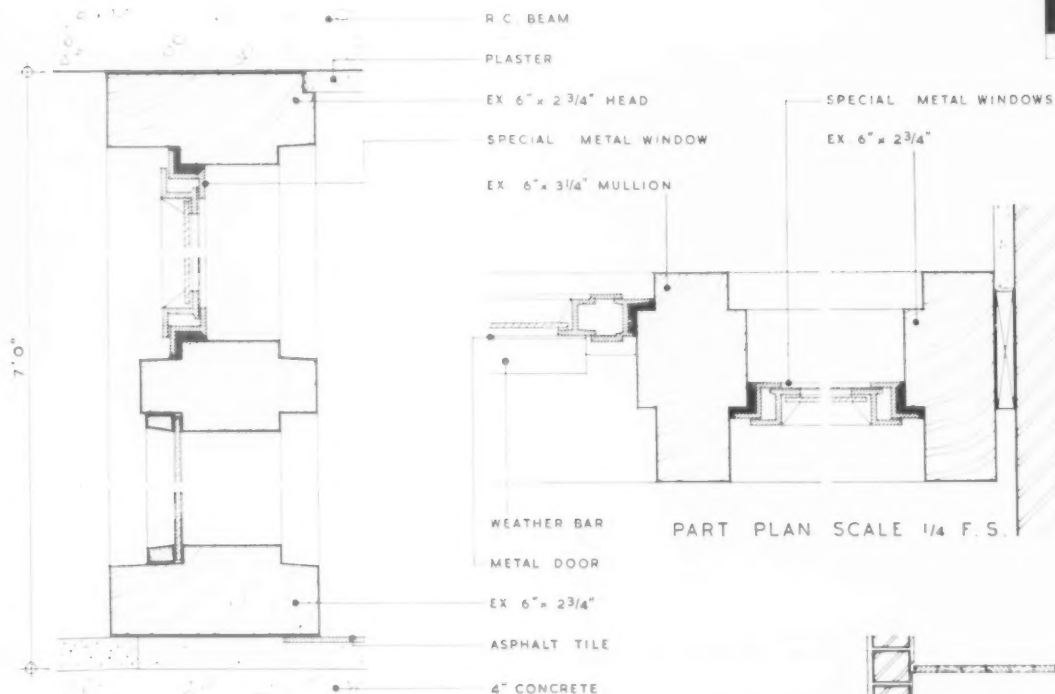
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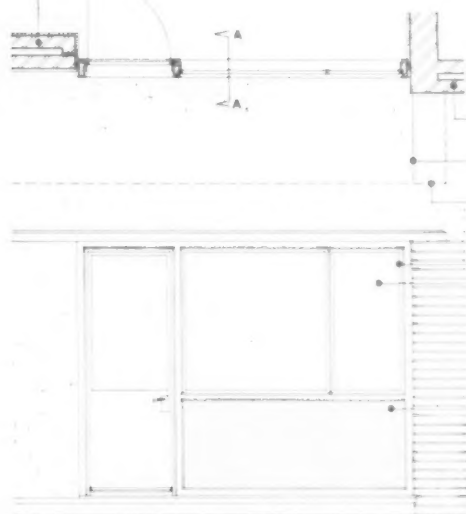
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SECTION A-A SCALE 1/4 F.S.

11" BRICK WALL, RENDERED



KEY PLAN & ELEVATION, SCALE 1" = 4'0"

SECTION A-A, SCALE: 1" = 2'0"



PATIENTS' ENTRANCE, HAYGARTH HEALTH CENTRE, HARLOW
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in building in Finland, Denmark, Norway, Poland, Holland, Sweden, Switzerland, Czechoslovakia; housing co-operatives have the common feature that all their dwellings remain common property, members being mere tenants. The rights of tenants vary. In Holland they are merely tenants, in Switzerland and Scandinavia they have a right of occupation so long as they remain members; they can transfer that right to their children, together with their co-operative share certificate; they may not sub-let or dispose of their rights. The rents are based on the charges involved (including the financial charges). When they diminish, on repayment of loans, rents may be reduced. In Holland a maximum of 20 per cent of the surplus in the annual management account may be retained; any excess must go to the local authority as compensation for facilities and subsidies granted. In Denmark any surplus after capital is written off must be used for further building. Contributions paid by new members range from 5 per cent to 10 per cent of the cost of the dwelling. In some countries the contribution may bear interest within limits fixed by law; in others, the interest paid takes the form of a rent reduction. A resigning co-operator can sell his share to another person who replaces him as co-operator and takes over his house. The co-operative must approve this transaction, thus preventing speculation and entry of undesirable. In Sweden the selling price is equal to the amount of capital paid back on the flat. The tenant may return his flat to the co-operative, which then refunds his contribution, less the amount already redeemed.

There is a distinct difference between *de jure* and *de facto* co-operatives. In the former each member has only one vote at the general meeting regardless of the amount of capital he has contributed. The latter admit non-beneficiaries, such as the mayors of communes, private philanthropists, etc. Co-operatives everywhere enjoy special benefits from the public authorities and are usually subject to some degree of control.

In most countries, houses are built and administered, when occupied, by the same co-operative. In Scandinavia the actual building is done by local co-operatives known as "parent societies," which collect members' savings and obtain loans and subsidies. Once the building is completed the occupiers form a "branch society" which purchases the property from the "parent society." In Norway the management board of the "parent society" always includes a majority of persons seeking accommodation, in order to keep interest in new building alive.

Other private bodies

Often such bodies were originally charitable or benevolent institutions. Funds provided were outright gifts and members and directors worked on a voluntary basis. Nowadays capital is

sometimes put up by industrial undertakings to house their workers by joining existing bodies or helping in establishing new ones. These undertakings naturally intend to enjoy the facilities granted to those bodies under special legislation (tax relief, subsidies, loans). Governments encourage this participation because the institutions enjoy autonomy and thus disadvantages arising when workers are housed by their employers are avoided. In general institutions of this kind are now profit-seeking, and are mainly composed of persons other than occupiers. In all cases there is a varying degree of control by public authorities.

In Italy the public bodies concerned with working-class housing derive their funds from loans, which may be as much as 100 per cent of construction cost at normal rates. They also get annual State subsidies payable over 35 years. Much of this type of housing is now financed by funds derived from a special levy paid by employers and employees alike. These funds are aided, as building proceeds, by instalments paid on dwellings by prospective owners, and by the net surplus from rents in the case of rented dwellings.

In Holland, the Government reduces the volume of its advances by encouraging non-profit-making bodies to turn more to other sources of loans, since interest rates hardly ever exceed 4.5 per cent. By way of compensation, it has agreed to give them an annual subsidy for the term of the loan, calculated per cubic metre and based on somewhat intricate criteria.

In the U.S.S.R., building is essentially the work of industrial or commercial undertakings and public services (77 per cent under the 1946-1950 Five-Year Plan, as compared with 8.7 per cent for building by local Soviets and 14 per cent for building by private individuals). Financing is covered by budget appropriations, by the profits of the undertaking or service responsible for the work, and by production economies. The funds are handled by the banks, which also keep the accounts. The existence of a fully planned economy, and the fact that all the bodies co-operating in housing construction are nationalized make comparison with other countries difficult.

Apart from "tenants' co-operatives" there also exist "owners' co-operatives" formed by persons who wish to build their own house, but leave financial arrangements to a co-operative. On joining the society, each shareholder subscribes shares for an amount equal to the cost of the house, but pays up only a small proportion (e.g., one-tenth). Once the shares are completely paid up the house becomes the property of the shareholder, his shares are cancelled, and he withdraws from the society. Until then the house is the property of the society, and its occupier is merely the tenant. There are probably other schemes in which the transfer of ownership takes place as soon as the building is completed, the society's contract with the member then being

turned into a loan agreement covering the portion of the cost still remaining unpaid.

Measures Benefiting Certain Population Groups Rural Housing

In Belgium, the National Smallholdings Society, set up on the same pattern as the National Cheap Housing Society, acquires real estate with a view to creating smallholdings and advancing funds to approved co-operative societies. The loans are first mortgage loans repayable in 20 or 30 years at 2.5 per cent interest.

In Italy a Fund for Special Public Utility Works in the South, with the object of implementing agrarian reforms, provides for a large-scale rural housing programme, although the financing conditions do not so far appear to have been clearly defined.

In Denmark, agricultural workers may be granted loans up to 100 per cent for purchasing or building their own homes; three-fifths of the loan is interest-free, the remaining two-fifths bearing interest at 4 per cent. The redemption rate is 1 per cent per annum.

In France, a maximum subsidy of 25 per cent of the cost, up to a fixed ceiling may be granted for work on rural houses. Contrary to the policy followed by other countries, the subsidy is payable irrespective of the owner's financial standing.

In Sweden, loans may be advanced up to a total of 80 per cent of the cost for new building, and 70 per cent for improvements. The loans are interest-free over a 10-year period and are repayable over 20 years.

In Switzerland, the Federal Government grants assistance under legislation governing the housing of agricultural workers. In addition, beginning in 1952, special subsidies will be granted for rural housing under the provisions for the improvement of housing in mountain areas.

Assistance to Large Families

In Scandinavia assistance is confined to families occupying dwellings built since the war, the amount sometimes varying according to the date of construction. It is given in the form of a reduction in the annual instalments on State loans in the case of families owning the dwelling in which they live, and in the form of a rent reduction where the dwelling is rented, with an allowance to the landlord, usually in the form of a reduction in the instalments on the State loan. This type of assistance is restricted to poorer families. The allowance is equivalent to a reduction of 30-70 per cent (for 2-7 children) in Denmark and Sweden, and well below that figure in Norway.

In Belgium, the privileges granted to large families are of three kinds: a rent reduction of 20-50 per cent in the case of houses belonging to a working-class housing society, a State subsidy to the society to cover any deficit in its operating account resulting from the reductions granted by it, and a 20 per

cent increase per child in the bonus given by the State to persons buying or building a house for their own occupation. State assistance may take the form of guarantees and reduction of interest accorded to the Large Families' Housing Fund; this is a co-operative society formed by the Large Families' League for the purpose of making loans to assist families in low-income groups with at least three dependent children to become the owners of their own dwellings. The rate of interest tapers off with the number of dependent children and varies from 3.25 per cent to 0.50 per cent.

In France, housing allowances are granted within the general framework of the family allowance system to families with at least two dependent children. They are paid direct to the tenant family itself, but a simple procedure has been devised to enable the payments to be suspended or made to the landlord if the rent is not paid. The amount of the payments is calculated on the basis of rental, family income and the number of dependent children. Allowances are refused in cases where the family fails to spend a certain proportion of its income on living accommodation. In the case of families owning their own dwelling, the allowance is only granted if they still have annual instalments outstanding on the loan; the scale takes the amount of the instalments into account. There is a considerable difference between the rate of the allowance for old and for newly built dwellings.

LEGAL NOTES

THE recent case of *Amalgamated Building Contractors, Ltd. v. Waltham Holy Cross Urban District Council* decided by the Court of Appeal concerns an important question under the standard form of contract issued under the authority of the Royal Institute of British Architects and the National Federation of Building Trades Employers. The form itself is used in a great many building contracts and, as Lord Justice Denning said in the course of his judgment: "... it has come to resemble a legislative code. Hence its importance."

The facts of the case were that towards the end of 1946 the Urban District Council of Waltham Holy Cross, the building owners, employed Amalgamated Building Contractors, Ltd., the contractors, to build 202 houses at Princesfield, Upshire, at a price of £230,490 or thereabouts. The contractors were given possession of the site on November 7, 1946, but the formal contract was not entered into until June 15, 1948. Under it the builders agreed to complete the work by February 7, 1949, and there was a provision for liquidated damages, in the event of delay, at the rate of £50 a week. The work was not completed by February 7, 1949. The last of the houses was eventually handed over to the Council on August 28, 1950, and

that date was accepted as the date when the works were, for all practical purposes, complete. So, on the face of the matter, there was some 18 months delay; but on December 20, 1950, after the completion of the works, the architect wrote two letters, one of which said that he extended the time for completion from February 7, 1949, to May 23, 1949. The building owners claimed liquidated damages of £50 a week for the period from May 23, 1949, to August 28, 1950, and the issue in the proceedings before the Court was whether they were entitled to those liquidated damages. The validity of the claim depended on the wording of the contract of June 15, 1948, Clause 17 of which provides:—

"If the contractor fails to complete the works by the date stated in the appendix to these conditions or within any extended time fixed under Clause 18 of these conditions and the architect certifies in writing that in his opinion the same ought reasonably so to have been completed, the contractor shall pay or allow to the employer a sum calculated at the rate stated in the said appendix as liquidated and ascertained damages . . . that is £50 a week.

Clause 18 provides:—

"If in the opinion of the architect the works be delayed (i) by force majeure, or (ii) by reason of any exceptionally inclement weather . . . or (ix) by reason of labour and material not being available as required, then in any such case the architect shall make a fair and reasonable extension of time for completion of the works. Upon the happening of any such event causing delay the contractor shall immediately give notice thereof in writing to the architect, but he shall, nevertheless, use his best endeavours to prevent delay and shall do all that may reasonably be required to the satisfaction of the architect to proceed with the works." Sub-clause (ix) was typed into the clause.

On January 19, 1949, the contractors wrote to the architect:—

"As you are aware, the completion date upon the above contract expires on February 7, 1949. In view of labour and material difficulties, it will obviously be impossible for us to complete the contract by the date named. We should, therefore, be glad if you would kindly grant twelve months' extension thereof."

The architect did not reply. The work was completed on August 28, 1950. Four months later, he wrote the two important letters of December 20, 1950, in one of which he wrote to the contractors:—

"I have now been able to give consideration to the question of extending the time of the above contract. The present expiry date is February 7, 1949, and I have decided that an addition of fifteen weeks bringing the completion date of May 23, 1949, would be a fair and

reasonable extension. After careful consideration I cannot see any reason why your whole contract should not have been completed by this date."

In the other letter, to the clerk of the Council, the architect wrote:—

"In accordance with Clause 17 of the R.I.B.A. form of contract, I certify that in my opinion the whole of the contract should have been completed by May 23, 1949."

The particular question before the Court was whether the architect could extend the time for completion after the works had been completed, and it was argued that he could only extend the time to a date in the future and not in the past; and that, in any event, he could not extend it after the works had been completed. The Court held, however, that the architect, acting under Clause 17 (ix), was entitled to grant an extension of time after the whole of the work had in fact been completed, so that the date of completion of the contract was brought down to a date which was a date in the past at the time when he granted the extension of time. He was not limited to fixing a date for completion which was in the future at the date when the extension was granted.

ORCHARD COURT, S'OUTHGATE

ARCHITECTS: WALTER W. FISK, A.A.D.I.P.L., F.R.I.B.A.

SIDNEY H. FISK, L.R.I.B.A.

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Stone as Substitute for Steel

MY attention has been drawn to a paragraph in a daily paper which indicated that some discussions were being held to examine a suggestion that stone might be used as a substitute for steel for at least certain of the load-bearing parts of buildings. One has to bear in mind that stone is a natural material available in great quantity in a number of parts of the country and that to use it requires no coal, except in the form of a small amount of power for its conversion, and the capital involved in its production into a useful form is relatively small.

There is no doubt that for many purposes stone could be used for load-bearing construction, but, and it is a very large but, there is the extremely important matter of cost together with other difficulties, such as the availability of skilled masons both at the quarries and more particularly on the sites. In my opinion, for what it is worth, after discussing the matter with some quarry masters and architects in traditional stone districts, there seems to be little doubt that stone is far too costly for use as solid load-bearing construction and, for general application, I am afraid these discussions will be a waste of time.

For many years wherever stone has been used it has almost always been treated as a facing for less costly and less good-looking load-bearing materials, such as bricks or concrete.

Stone is not only costly to obtain and to work at the quarry but it suffers greatly on account of high transport charges, due to its weight, and, also due to its weight, it is costly to handle and install on the actual building site. The site area occupied for a given load is also greatly in excess of that needed by steel.

For small buildings, such as houses, in stone districts I gather that since the war many attempts have been made to use stone walling but from all the information I have been able to gather I am assured that it does not compete at all in cost with the other and now more usual materials. It would seem that its only really economical use is when crushed and used as an aggregate for concrete and as road stone. A further, and perhaps quite important factor on the quarrying side, is the inability, at least in present circumstances, to maintain a sufficient constant and even demand for pieces of stone of all sizes. A need for a demand for varying sizes is of the utmost importance if the greater part of all the material extracted from the quarry is to be used up, even then there is a considerable wastage of the material in quarrying and converting into useable shapes and sizes for wall construction, which adds to production costs.

In an effort to use a larger part of the stone gained from the quarry and

to allow of the quarry labour to be kept more constantly employed it will be recalled that B.S.1232 for dimensions of natural stone for building was issued in 1945. The foreword of this document states that its purpose was to set down dimensions to enable stone to be worked for stock with the assurance that they would be suitable for building, to facilitate speed of production and to assist designers by providing a series of standard sizes for stone. It should, however, be noted that when this B.S. was prepared it was assumed that the stone would be used only with a backing of bricks or some other like materials, presumably with the purpose of keeping down the total walling cost. The idea behind the preparation of this Standard was excellent but it seems doubtful that, even with an adequate support from both the quarries and the building designers in stone districts, the cost could be competitive with certain of the alternative materials.

When it comes to a suggestion that solid stone walling might be used as a substitute for steel one assumes that this is in relation to very much larger buildings than houses when it would certainly seem that the cost of thick walls and heavy piers would be quite prohibitive.

A factor which has to be borne in mind also is that walls constructed entirely of stone need, in most types, to have considerable thicknesses if they are to resist the effects of weather which in itself may add unduly to the cost. I do not think there are any doubts in the minds of all those in the building trade that, from the aspect of appearance, there is a great deal to be said in favour of the use of stone. A more important factor, however, at least at the moment, is to build as much as we can with a limited labour force and to make the minimum demand on certain scarce materials but this is always qualified by the overriding factor that costs must be kept to a minimum as these reflect, especially in the case of houses, on the rental.

Personally I fear, although there may be quarry masters who will disagree, we shall have to regard stone as either a material for use as aggregate for concrete or as a material for use in those buildings which justify costs somewhat above the minimum, which, quite obviously, excludes the use of the material for housing, factories, schools and the like which have such direct repercussions on the costs of daily life. The only possibility whatsoever, in my opinion, is that in very close proximity to the quarries one might be able to justify a relatively small use of stone for the less costly buildings if some scheme such as that envisaged in B.S.1232 could be developed into practical application by co-operation of the local architects,

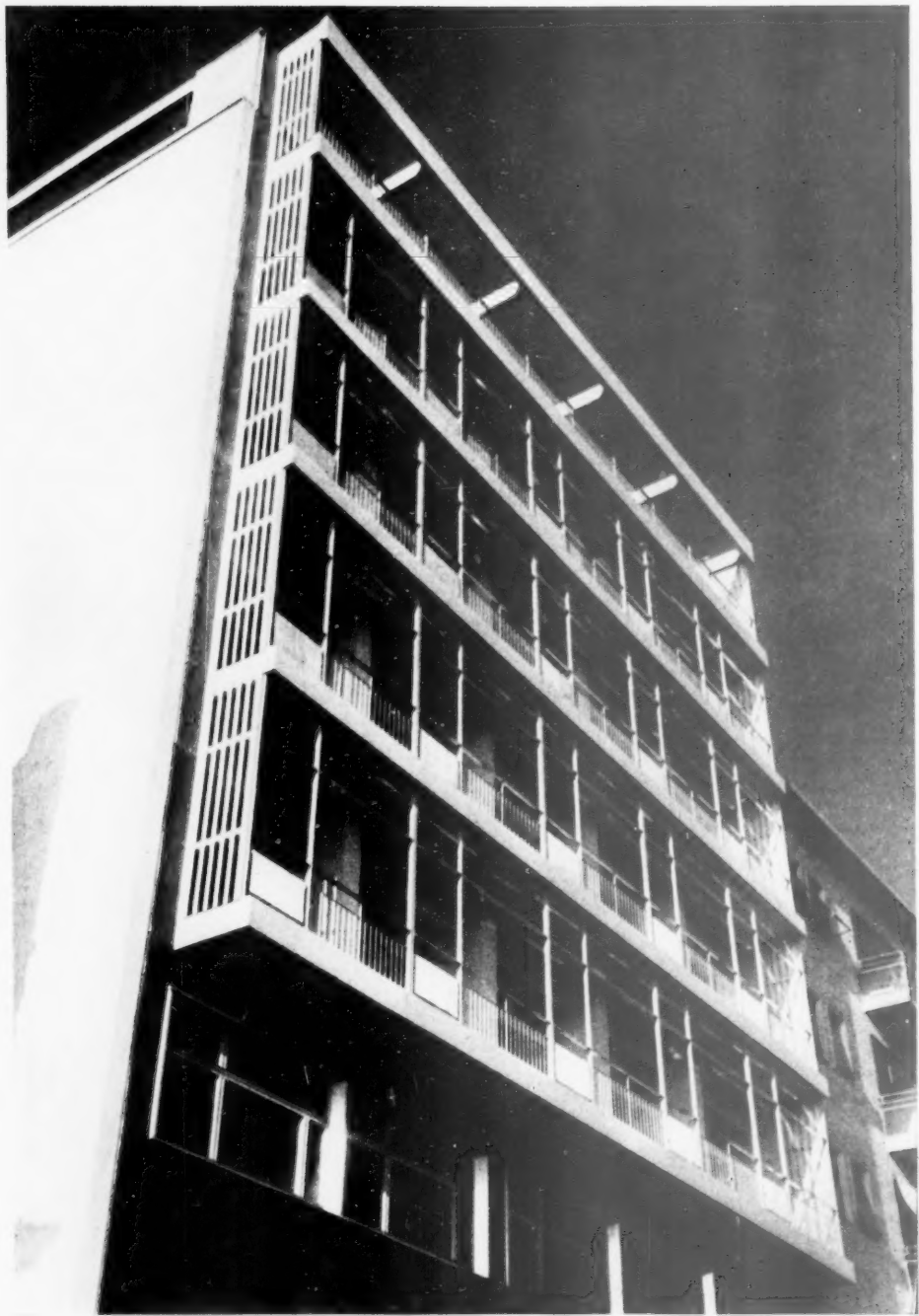
builders and quarry owners, but it seems that it cannot be other than a series of very small scale local projects.

Stone might be put to uses such as ready-prepared lintels, sills and copings to standard dimensions. The difficulty I see arising with such a project is that the demand is mainly for the larger pieces of stone and it provides no market for the smaller size pieces or for the slightly more faulty material except as aggregate and road stone. The B.S.I. has already made provision for this idea of standard ready-prepared lintels, sills and copings in B.S.1236 for copings, B.S.1238 for sills and B.S.1240 for lintels.

If carefully selected, stone is certainly an excellent material for copings and for sills but there is always, however, the problem of its cost in comparison with those of the alternative materials, such as cast stone. If there is any likelihood of an increased use of stone for lintels and sills the two Standards referred to above need expansion to provide types and sizes to suit windows of other types in addition to the wood and metal casements now covered. It seems that, in particular, they should take account of the double-hung sash windows built into reveals as is the general practice in the North, and which are the areas where stone is most likely to be used.

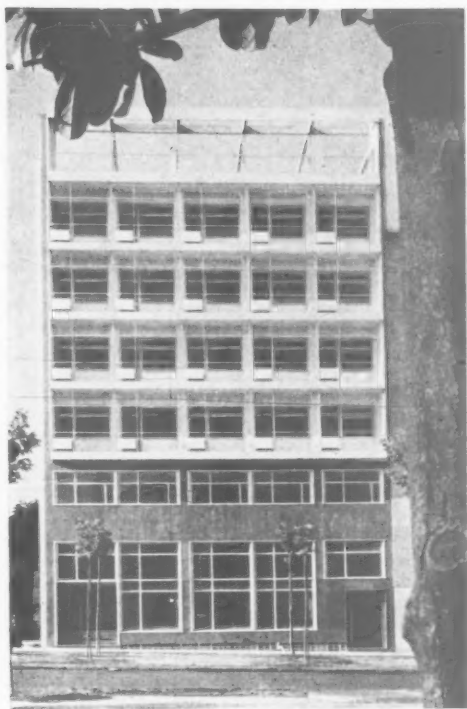
In spite of all that I have said I think the idea behind B.S.1232 might be worth development by the quarry owners in association with those responsible for local authority housing in their immediate districts so that there might be a possibility of continuing local building in the traditional local materials and also to provide employment near at hand. One development which seems possible on first examination of B.S.1232 is that Table 1, which sets down the range of sizes of the stone for association with the two existing standard heights of bricks, might be taken a step further by the introduction of a range of sizes for use with concrete blocks perhaps of special sizes and made at quarries from the waste of conversion of the facing blocks. It may be desirable also that further attention might be given to the matter of the lengths of blocks for which the B.S. gives two dimensions only, namely, 2ft and 3ft, as window openings are likely to cause demands for other sizes. It may, however, be thought that these lengths are considered to be the most suitable for first production until the particular uses are known when they may be reconverted to the particular sizes needed. In regard to the heights, those given in the present Standard should meet almost every possible demand, as by using combinations of the given heights almost unlimited variations seem capable of being produced.

DUTCH UNCLE

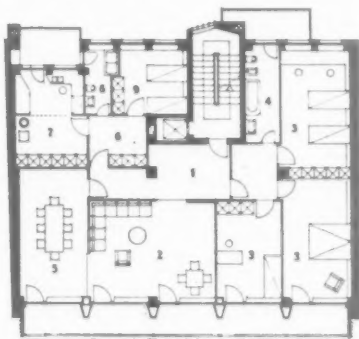
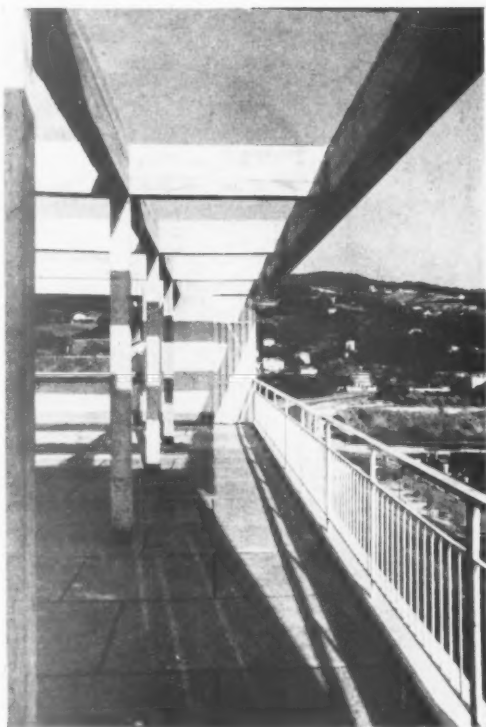


BLOCK OF OFFICES AND FLATS IN TURIN

Architects : Augusto Romano and Gino Becker



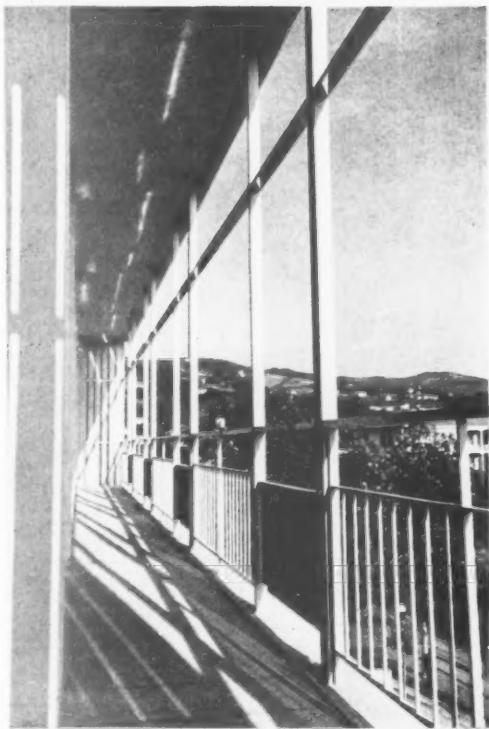
Street elevation, roof garden and detail of balcony.



TYPICAL FLOOR PLAN

- | | |
|-----------------|-----------------|
| 1. Hall. | 5. Dining Room. |
| 2. Living Room. | 6. Office. |
| 3. Bedrooms. | 7. Kitchen. |
| 4. Bathroom. | 8, 9. Suite. |

The ground, 1st and 2nd floors, are taken up with the offices, lecture theatre, boardroom and consulting rooms of a publishing house. The 3rd, 4th, 5th and 6th floors contain flats for directors. At the top is a roof garden.



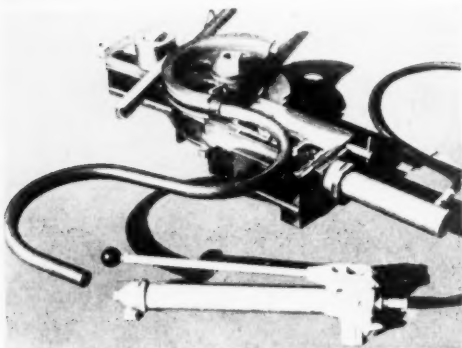


PLANT AND TOOLS
E 3 19

The outfit shown here contains a gun, cartridges and accessories, by means of which various types of bolt fixings can, literally, be shot at a considerable rate into concrete and brickwork and steel.

The time saved in drilling alone is reduced still further by the obviation of screwing up.

The hammer weighs 3½ lb. for the small model, 8 lb. for the heavier type, and will fire bolts of different types for different methods of fixing. Uses include, amongst others, the fitting of steel windows to brick or concrete, the fixing of roofing, the pointing of steel to steel and many electrical installation applications.

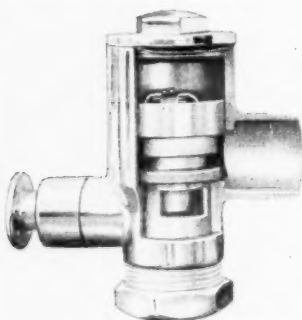


PLANT AND TOOLS
E 3 20

A recent addition to an existing wide range of tube-bending machinery by a firm which specializes in this type of plant is this light gauge steel tube bender.

Bends can be started within 1 inch of the end of the tube and may be continued up to a maximum of 180°. One complete stroke of the arm produces a bend of 60°.

Primarily intended for exhaust pipe bending, this machine clearly has many other useful applications.



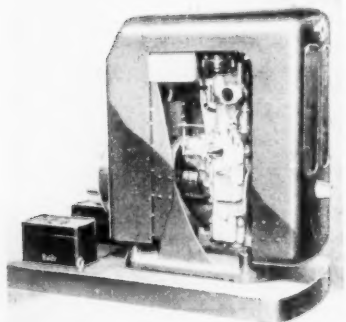
SERVICES PLUMBING
B 4 11

Space saving is not the only advantage of this type of valve which is designed for direct attachment to the main feeding the W.C.

These valves are now approved by many water authorities.

They obviate the need for fitting flushing tanks; they cannot overflow; they produce enough water to ensure adequate flushing; they look neat, are easy to clean and simple to operate.

The finish is in chromium.



PLANT GENERATING EQUIPMENT
E 13 2

One of a range of self-contained generating sets which are now on the market. The four main components in the basic design of each type are: a single cylinder, vertical, industrial type Diesel engine; a 3½ kW. alternator; a control-box and a light alloy base.

The normal maximum rating of the 4-stroke engine is 5½ b.h.p. at 1500 r.p.m. Four types of starting are available, i.e. hand starting, push button starting, automatic starting and stopping when first lights switched on or last switched off, and remote control.

These sets are available either for 110 volts or 230 volts A.C.; 50 or 60 cycles; single or three-phase operation. The base of both push button starting and fully automatic sets is set on a sub-frame which extends behind the generator as shown to carry two twelve-volt batteries which are coupled in series.

MOSAICS

The names and addresses of manufacturers of any item illustrated in MOSAICS, together with more detailed information relating to their products—including price and availability—will be forwarded to readers on request.

Letters should quote the serial number and be addressed to:

The Editor,

The Architect and Building News,
Dorset House,

Stamford Street, S.E.1.

Please mark the envelope MOSAICS.

INDUSTRIAL NOTES

At an informal gathering at the Waldorf Hotel on August 12, the amalgamation of two of the largest manufacturers of toilet seats in the country—the Kingsland Co. (1897), Ltd., of London, and Atkinson & Kirby, Ltd., of Ormskirk—was announced. Buyers were assured that wood and plastic seats will be catered for by both factories and can now order from either factory according to their location. This move takes place after half a century of friendly rivalry and assures country-wide service for all.

Mr. G. E. Godfrey, M.B.E., A.M.I.Mech.E., has been appointed managing director of Brynmawr Rubber, Ltd., by the Board of Enfield Cables, Ltd. Brynmawr Rubber, Ltd., is a wholly owned subsidiary of Enfield Cables, Ltd., and Mr. Godfrey takes up his appointment from August 1, 1952.

Liverpool's largest flooring contract for the current year has been the reconstructed Exchange Buildings, where floors are being surfaced by Semtex, Ltd., with 8,800 square yards of Semastec Decorative Tiles and 1,000 square yards of designed linoleum.

Since March, 1952, the cost of operating all kinds of road transport vehicles has altered considerably. As from August 15, road haulage drivers get another 5s a week; tyre prices have fallen 7½ per cent; petrol has gone up 1d; and diesel fuel increased 4d per gallon.

To help the many thousands of firms which regularly send their goods by road haulage contractor, or which run their own transport vehicles, *Motor Transport* the weekly newspaper—published a completely revised set of road transport cost tables on August 16. These gave the standing costs per year, per week and per hour; show the running cost per mile, and the total charge per mile over a range of annual mileages for each size of vehicle according to the part of the country in which it is based. An important feature was the inclusion of factors which enabled the tables to be speedily adjusted by the user to allow for future fluctuations in fuel prices.

Motor Transport is published every Saturday, price 4d. Extra copies of this issue can be obtained from Dorset House, Stamford Street, London, S.E.1.

Notes below give basic data of contracts open under locality and authority which are in bold type. References indicate: (a) type of work, (b) address for application. Where no town is stated in the

CONTRACT • NEWS •

OPEN

BUILDING

ASHBOURNE U.C. (a) Public convenience. (b) Engineer and Surveyor, King Edward Street. (c) Ign. (e) August 30.

BASINGSTOKE B.C. (a) 20 dwellings at the South Ham site. (b) Borough Surveyor, Municipal Buildings. (c) 2gns.

BLACKBURN B.C. (a) Public Conveniences at Branch Road junction, Bolton Road, adjoining Aqueduct Inn, Bolton Road, Rosewood Avenue. (b) Borough Engineer, Town Hall. (c) August 23.

BOURNEMOUTH B.C. (a) (Kinson Estate), Contract C.14, 7 pairs of houses and (Leybourne Estate), (1) Contract L.A.10, 1 pair of bungalows, 4 pairs of houses, (2) Contract L.A.14, 3 pairs of bungalows, 4 pairs of houses and (3) Contracts (1) and (2) combined. (b) Borough Architect, Room 106, Town Hall. (c) 2gns, each contract. (e) September 9.

BURTON-UPON-TRENT B.C. (a) Winshall Junior School. (b) Borough Surveyor, Town Hall. (c) 3gns. (d) August 30. (e) September 23.

CUCKFIELD U.C. (a) 16 houses and 5 bungalows at Box's Nursery, Lindfield. (b) Council's Surveyor, Council Offices, Oaklands, Haywards Heath. (c) 2gns. (e) September 8.

EAST SUFFOLK C.C. (a) Police station at (1) Bungay and (2) Gunton, Nr. Lowestoft. (b) County Architect, County Hall, Ipswich. (c) 2gns each building. (d) August 26. (e) September 19.

HAMBLEDON R.C. (a) (1) 20 dwellings at the Cranleigh Village Estate, (2) 22 dwellings at Woodside Road, Chiddingfold, (3) 26 dwellings at Croft Road, Witley. (b) Engineer and Surveyor, Council Offices, Bury Fields, Guildford. (c) 5gns. (e) September 17.

HAMPSHIRE POLICE AUTHORITY. (a) 6 police houses and (1) Alresford Road, Winchester. (b) County Architect, The Castle, Winchester. (c) Ign each site, by cheque, payable to Treasurer of Hampshire Police Fund. (d) August 27.

HAMPSHIRE POLICE AUTHORITY. (a) Police house with office at (1) Bishops Waltham and (2) Colden Common. (b) County Architect, The Castle, Winchester. (c) Ign each site, by cheque, payable to Treasurer of Hampshire Police Fund. (d) August 27.

HORNSEA U.C. (a) 10 houses on the Burton Estate. (b) Engineer and Surveyor, Town Hall. (c) August 29.

HULL C.C. (a) Estcourt Street Primary School. (b) City Architect's Department, Guildhall. (c) Ign. (e) August 29.

address it is the same as the locality given in the heading. (c) deposit, (d) last date for application, (e) last date and time for submission of tenders. Full details of contracts marked ★ are given in the advertisement section.

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KIVETON PARK R.C. (a) 4 shops at Wales Road. (b) Council's Surveyor, Council Offices, Nr. Sheffield. (c) September 4.

LANCASTER C.C. (a) 212 dwellings on the Ridge Estate (4th development) and (2) 8 shops with living accommodation and block of garages on the Hala Estate. (b) City Engineer, Town Hall. (c) 2gns each scheme. (e) September 15.

LEEDS REGIONAL HOSPITAL BOARD. (a) 3-storey public health laboratory at Seacroft Hospital, York Road. (b) Board's Secretary, Park Parade, Harrogate. (c) 2gns. (d) August 27. (e) September 24.

LEIGHTON BUZZARD U.C. (a) 12 houses in Vandyke Road and 1 house at Clarence Road. (b) H. A. Rolis, 15, Bridge Street. (c) 2gns. (e) September 1.

LUDLOW R.C. (a) Public Convenience at Eagle Lane. (b) Engineer and Surveyor, Stone House, Corve Street. (c) 2gns. (e) September 1.

MANCHESTER C.C. (a) (1) 7 shops and maisonettes at Northern Moor, North-West Sub-Centre, and (2) 7 shops and Maisonettes at Peel Hall Sub-Centre, Wythenshawe. (b) City Architect, Town Hall. (c) 1gn each site. (e) September 2.

N. IRELAND—BANBRIDGE R.C. (a) 96 houses on 8 sites for the No. 5 housing scheme. (b) Messrs. McCarthy and Lilburn, Scottish Provident Buildings, Belfast. (c) £5. (e) September 6.

N. IRELAND—BELFAST C.C. (a) School at Limestone Road. (b) Education Architect's Dept, Academy Street. (c) £2. (e) September 4.

N. IRELAND—GOVERNMENT OF NORTHERN IRELAND. (a) R.U.C. barrack at York Road, Belfast. (b) Ministry of Finance, Room 103, Law Courts Building, May Street, Belfast. (c) £5. (e) September 11.

NEWCASTLE-UPON-TYNE C.C. (a) Police section station at Welbeck Road. (b) City Architect, 18, Cloth Market. (c) September 5.

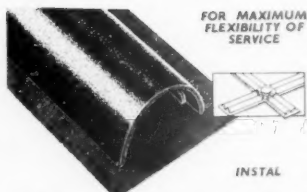
NEW HUNSTANTON U.C. (a) 24 houses with paths, drains, etc., at Hill Street site extension, Stage 1. (b) Mr. Ellis Middleton, Central Chambers, 1, Norfolk Street, King's Lynn. (c) 2gns. (e) September 5.

OAKHAM U.C. (a) 28 houses off Ashwell Road, Oakham. (b) Messrs. F. J. Lenton and Partners, 16, Broad Street, Stamford, Lincs. (c) August 23.

PLYMOUTH C.C. (a) Conversion of Gas Cleansing Station into school dining room, servery, etc., at Bramley Road, Laira. (b) City Architect, Seymour Road. (c) 3gns. (d) August 23.

PRESTATYN U.C. (a) 20 houses at Maes Hendre Meliden. (b) Engineer and Surveyor, Council Offices. (c) 2gns. (e) September 8.

RAWTENSTALL B.C. (a) 51 houses at Lomas Lane Estate and 61 houses at Stag-hills Estate. (b) Borough Surveyor, Town Hall. (c) September 6.



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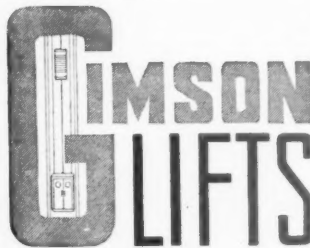
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RUGELEY U.C. (a) No. 4 Contract. 56 houses at the St. Michael's site, Brereton. (b) Engineer and Surveyor, The Council House. (c) 2gns. (e) September 8.

SCOTLAND—GLASGOW C.C. (a) 12 four-apartment houses at Hollybrook Street, Govanhill (separate trades). (b) Master of Works and City Engineer, Room 81, City Chambers. (c) September 1.

SCOTLAND—NORTH OF SCOTLAND HYDRO-ELECTRIC BOARD. (a) Building Works for Finlarig Power Station, Nr. Killin, Perthshire. (b) Messrs. Gratton and McLean, 21, Woodside Terrace, Glasgow, C.3. (c) 2gns cheque.

SCOTLAND—STRANRAER B.C. (a) 12 houses on the Mid Belmont site, Stranraer (separate trades). (b) Messrs. Moffatt and Wright, 51, Sandgate, Ayr. (d) August 25. (e) September 22.

SHARDLOW R.C. (a) 100 houses at Stanton Road, Sandiacre. (b) Messrs. T. H. Thorpe and Partners, 23, St. James's Street, Derby. (c) 2gns. (d) August 25.

SOUTH CAMBRIDGESHIRE R.C. (a) 6 houses at Babraham, 8 houses, 4 bungalows and 12 garages at Sawston. (b) Council's Architect, County Hall, Hobson Street, Cambridge. (c) 2gns. (e) September 6.

SOUTH SHIELDS B.C. (a) 68 dwellings at Section 3, Simonside Estate. (b) Borough Engineer, Town Hall. (c) 2gns. (e) September 9.

SOUTHWICK U.C. (a) 7 houses on the Cross Road site. (b) Engineer and Surveyor, Town Hall. (c) 3gns cheque. (e) September 11.

STALYBRIDGE B.C. (a) 78 houses, 24 flats and 6 houses for private sale on the Stamford Park Estate. (b) Town Clerk, Town Clerk's Office. (c) 2gns. (e) September 4.

SWANSEA B.C. (a) Reinstatement of war damage at Brynmill School, Swansea. (b) Borough Architect, The Guildhall. (c) £2. (e) September 29.

SWANSEA B.C. (a) Additions and alterations at Morriston Park Swimming Baths. (b) Borough Architect, Guildhall. (c) £2. (d) August 29.

SWANSEA B.C. (a) Reinstatement of war damage at Cwm School, Cwm. (b) Borough Architect, The Guildhall. (c) £2. (e) September 29.

UPTON-UPON-SEVERN R.C. (a) Mortuary at Upton-upon-Severn. (b) Messrs. Pemberton and Bateman, 21, Vine Street, Evesham. (c) August 30.

WAINFORD R.C. (a) 2 pairs and 1 terrace of 4 houses at Woodlands Avenue, Worlingham. (b) Mr. R. W. P. Piper, 5, Earsham Street, Bury. (c) 2gns. (e) September 1.

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WEST HARTLEPOOL B.C. (a) Crematorium at Stranton Cemetery. (b) Borough Architect, Municipal Buildings. (c) September 10.

WEST RIDING C.C. (a) Divisional Office, stores and workshop at Snaygill Highways Depot, Skipton. (b) County Engineer and Surveyor, County Hall, Wakefield. (c) £1. (c) August 30.

MISCELLANEOUS

LONDON—MERTON AND MORDEN. The Council proposes to establish a panel of Contractors for building, civil engineering and housing contracts. Names to Council's Clerk, Morden Hall, S.W.19, by August 29th.

NEWHAVEN U.C. The Council proposes to compile a list of Builders and Contractors for future Building and Civil Engineering work. Names to Council's Clerk, Council Offices, Newhaven, Sussex, by September 15.

PLACED

Notes on contracts placed state locality and authority in bold type with (1) type of work, (2) site, (3) name of contractor and address, (4) amount of tender or estimate. † denotes that work may not start pending final acceptance, or obtaining of licence, or modification of tenders, etc.

BUILDING

PLYMOUTH CORPORATION. (1) Superstructure of technical college. (3) A. N. Coles (Contractors), Ltd., Sutton Road, Plymouth. (4) £175,550.

SHOREDITCH B.C. (1) Blocks of flats. (2) Avebury Street and Pitfield Estate. (3) Tersons, Ltd., 2, Seward Street, London, E.C.1. (4) £211,670.

LONDON COUNTY COUNCIL. (1) Extension of Harold Hill Estate to include Hutton site, Brentwood, for 454 dwellings and 6 shops. (3) W. and C. French, Ltd., Buckhurst Hill, Essex. (4) £939,000.

HULL CITY COUNCIL. (1) 112 houses. (2) Bilton Grange Estate. (3) Scruton and Co., Ltd., Leonard Street, Hull. (4) £143,642. Other negotiated tenders for houses are: A. E. Jenkinson, Hull, £23,455. Chapman and Wood, Ltd., Hull, £12,970. Direct Labour Department, £53,786. F. Bilton, Ltd., Hull, £85,109. J. Mather and Son, Ltd., Hull, £36,316.

EDMONTON B.C. (1) 16 houses, 4 flats, and 47 houses. (2) Flamstead End Estate. (3) Direct Labour Department. (4) £24,647 and £67,131.

GOSPORT B.C. (1) 76 flatlets. (2) Camp Road. (3) Hawkins Bros. (Gosport), Ltd., Westfield Road, Gosport. (4) £77,367.

LANCASHIRE C.C. (1) First phase of college of further education. (2) Widnes. (3) United Kingdom Construction and Engineering Co., Ltd., Hammond Road, Kirkby, Liverpool. (4) £73,341.

BILLINGHAM—ON—TEES. (1) 52 houses. (3) Stephen Coates, Ltd., Langbough Place, Middlesbrough. (4) £76,601.



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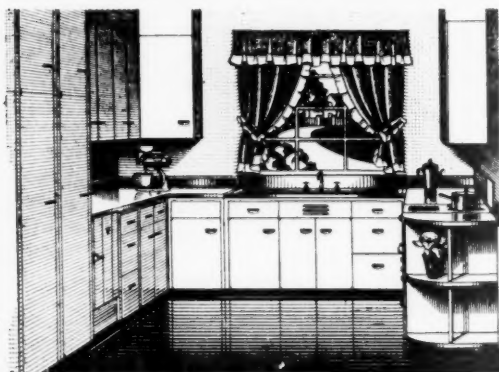


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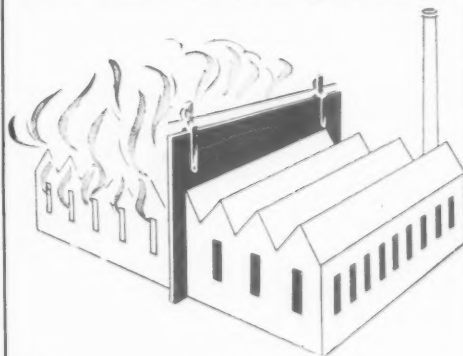
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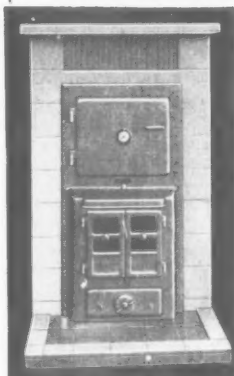
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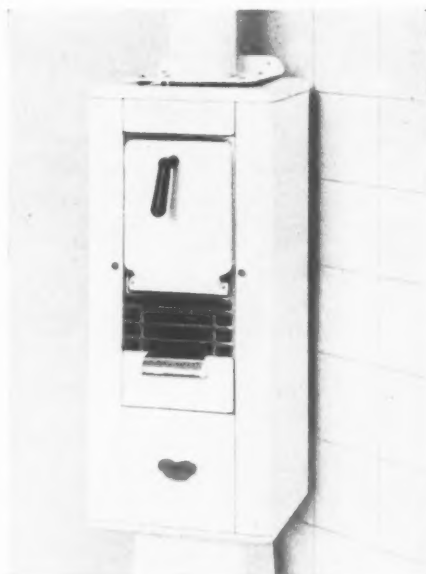
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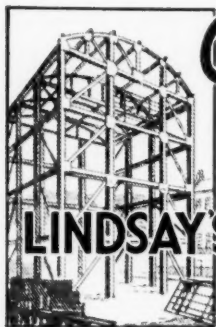
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APPOINTMENT OF CHIEF QUANTITY SURVEYOR

APPLICATIONS are invited from fully qualified and experienced Chartered Surveyors for the appointment of CHIEF QUANTITY SURVEYOR in charge of a department which is shortly to be set up as a section of the Chief Architect's Department.

The salary for this post will be in accordance with Grade APT IX of the scale of salaries for local government staffs, namely, £815 per annum rising by annual increments of £40 to a maximum of £935 per annum.

The appointment will be subject to the National Scheme of Conditions of Service made by the National Joint Council for Local Authorities' Administrative, Professional, Technical and Clerical Services, to the provisions of the Local Government Superannuation Act, 1937, to a satisfactory medical examination and to one month's notice, in writing, on either side.

Housing accommodation will be available, if required.

Applications, stating age, qualifications and experience, together with the names of two persons to whom reference can be made, should be forwarded to the undersigned to arrive not later than Saturday, the 6th September, 1952.

A. W. THOMAS,
General Manager.

Newton Aycliffe,
Co. Durham

[6578]

KNOTTINGLEY URBAN DISTRICT COUNCIL.

ARCHITECTURAL ASSISTANT.

APPLICATIONS are invited for the appointment of ARCHITECTURAL ASSISTANT in the Surveyor and Engineer's Department. Salary according to qualifications and experience at one of the following Grades of the Administrative, Professional and Technical Division of the National Scale of Salaries, viz.:-

A.P.T. II £495-£540

A.P.T. III £525-£570

A.P.T. IV £555-£600

Candidates should be able to measure up and settle the interim and final certificates on building contracts.

The appointment will be subject to the Local Government Superannuation Act, 1937, and to the passing of a medical examination.

Applications, stating age, qualifications and experience, together with copies of two recent testimonials, must be sent to the undersigned not later than first post on Wednesday, 27th August, 1952.

The Council will give consideration to the question of housing accommodation, if desired.

STUART D. HILL,
Clerk of the Council.

Town Hall,
Knottingley, Yorks.
15th August, 1952.

[6606]

APPOINTMENTS—contd.

CITY OF BIRMINGHAM EDUCATION COMMITTEE.

APPOINTMENT OF DISTRICT BUILDING WORKS SUPERVISOR.

APPLICATIONS are invited for the appointment of a DISTRICT BUILDING WORKS SUPERVISOR in the Architect's Branch of the Birmingham Education Department (Architect to the Committee: Mr. J. R. Sheridan-Shedden).

Salary: A.P.T. IV (£555 x £15-£600). Applicants will be required to have a general knowledge of the building trade and particularly of those branches required for the carrying out of repairs and alterations. They should be competent to inspect work, assess requirements, supervise labour and contractors, and hold a Higher National Certificate or its equivalent.

Application forms, which may be obtained from the undersigned on receipt of a stamped, addressed envelope, must be returned not later than Saturday, 13th September, 1952.

R. L. RUSSELL,

Chief Education Officer.

The Education Office,
Margaret Street,
Birmingham, 3.

[6617]

TENDERS

METROPOLITAN BOROUGH OF CAMBERWELL.

PERMANENT HOUSING SITE NO. 64 (CRAWTHEW GROVE). ERECTION OF THREE-STOREY BLOCK OF SIX FLATS.

TENDERS invited for the erection of above properties.
DRAWINGS AND CONDITIONS OF CONTRACT may be inspected at the offices of the Borough Engineer and Surveyor, Town Hall, Peckham Road, S.E.5. (Telephone: Rodney 2081).

BILLS OF QUANTITIES AND FORMS OF TENDER forwarded on payment of two guineas to the Town Clerk, Town Hall, Peckham Road, S.E.5, which sum will be refunded to each bona fide tenderer after the tenders have been considered.

TENDER DOCUMENTS will be despatched on TUESDAY, 2nd SEPTEMBER, 1952, and TENDERS and BILLS OF QUANTITIES under separate cover must be delivered to the Town Clerk by 12 NOON on WEDNESDAY, 24th SEPTEMBER, 1952.

The Council do not bind themselves to accept the lowest or any tender. [6604]

SALT BURN AND MARSKE-BY-THE-SEA URBAN DISTRICT COUNCIL.

MARSKE ROAD ESTATE, SALT BURN— PERMANENT HOUSES.

TENDERS are invited for the erection of 26 dwellings on the above site as follows:—

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THE CONTRACTORS may tender for any one or more groups, and the work may be let in one Contract or any number up to three separate Contracts.

CONTRACTORS wishing to tender must apply in writing to the Architect for Conditions of Contract, Bills of Quantities and enclose a deposit of £2 2s, which will be returned on receipt of a bona fide tender. Plans may be inspected at the Architect's Office—Mr. C. D. Taylor, L.R.I.B.A., Chartered Architect and Surveyor, 41, Bastergate, Whitby, to whom applications for documents should be made on or before the 30th August, 1952.

TENDERS should be submitted in plain sealed envelopes to THE CLERK OF THE COUNCIL, SALT BURN AND MARSKE-BY-THE-SEA URBAN DISTRICT COUNCIL, COUNCIL OFFICES, SALT BURN BY SEA, endorsed "HOUSING TENDER," not later than noon on MONDAY, the 15th SEPTEMBER, 1952.

The Council does not bind itself to accept the lowest of any tender.

L. E. HORGAN,
Clerk of the Council.

Council Offices,
Saltburn-by-the-Sea, Yorkshire.

13th August, 1952.

[6610]

MISCELLANEOUS SECTION

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YOUNG Architect required to take control of housing development involving 150 houses, salary £850 p.a.—Please write giving fullest details of experience, age, etc., Box 2168. [6618]

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SITUATIONS VACANT

The engagement of persons answering these advertisements must be made through the local office of the Ministry of Labour and National Service, etc., if the applicant is a man aged 18-64 or a woman aged 18-59 inclusive, unless he or she or the employer is exempted from the provisions of The Notification of Vacancies Order 1952.

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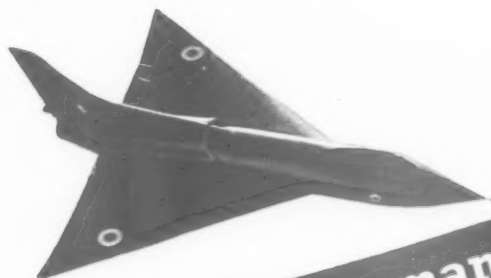
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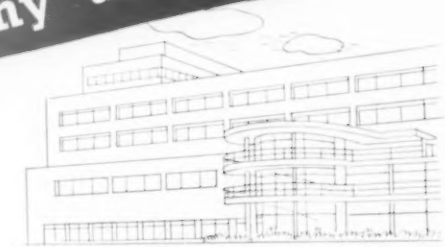
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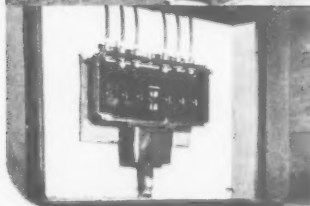
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